

SURFSIDE III

Community e-Newsletter

October 2017
Edition

Lya (Lea) Findel (Editor)
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NEXT BOARD MEETING

The next Board meeting will be held October 14, 2017 starting at 10:00 am.

BOARD ELECTION IS IN PROCESS

The Annual Owner's meeting and the election for Board Directors will be held on October 14, 2017. Please remember to submit your ballots so that the meeting can proceed. If there is no quorum, the Annual Owner's meeting and the election for Board Directors will be held on November 11, 2017 on the same day as the regular Board Meeting and will start at 10:00 am.

WELCOMING COMMITTEE

The Welcoming Committee continues to sponsor card playing events at the Clubhouse. If you wish further information or want to provide suggestions for other events, please send an email to pagelapenn@gmail.com.

REMODELING YOUR UNIT

Prior to remodeling your unit, please check with the office to see if an Architectural Application is required. If unpermitted or unapproved work is performed that does not meet the City of Port Hueneme or Surfside III standards, the work may have to be redone.



VANDALISM

If anyone is aware of the person(s) who is placing graffiti in the Clubhouse bathrooms, please contact the office.

ELEVATOR FLOORS

BEFORE



AFTER



New floors have been installed in all eight elevators recently. In order to keep them looking nice, it will be important to take care as one moves furniture into and out of the elevators. The previous elevator floors had been damaged as heavy appliances were dragged into the elevator without the use of a dolly.

FIRE DEPARTMENT CALL NUMBER TO CLOSE GATE



We are very fortunate to have such a responsive fire department. This past weekend they were called to our site twice.

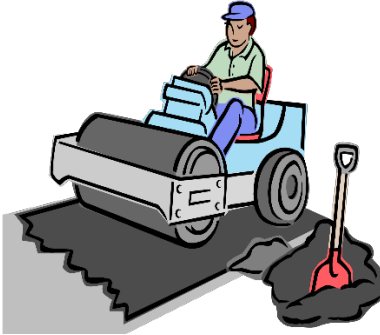
In order for them to access communities quickly they have a code key that **only they can use** to access the security gates of every community.

Unfortunately, when they have to leave in a hurry to get to another location they do not have the time to reset the gate to a closed position. When this occurs during the week our onsite management call the station to ask them to send someone out to reset the gate.

If this should happen during the weekend and the gate has been left open, you are welcome to call **805-371-1111 extension 53** to have the gate reset.

GUEST PARKING PROJECT SCHEDULE

Each NO PARKING section will start at 7am on their starting day and continue until 5pm on Friday.



OCTOBER						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
22	23	24	25	26	27	28
			NOVEMBER			
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	31	1	2	3	4

Work on the green-colored areas

Monday, October 23 – end of day Friday, October

27. Along Bluewater Way and Reef Circle and near buildings 5, 6, and 7 as shown on the map

Work on the red-colored areas

Wednesday, October 25 – end of day Friday October 27.

In the center of Ebb Tide Circle, plus the reserved RV parking area

Work on the pink-colored areas

Monday, October 30 – end of day Friday, November 3.

Areas on and along Lighthouse Way

Work on the blue-colored areas

Wednesday, November 1 – end of day Friday, November 3.

Along Sea Wind Way and on the eastern portion of Ebb Tide Circle between the maintenance shed and The garbage enclosure adjacent to Sea Wind Way.

NOTICE ABOUT PARKING LOT PROJECT - PLEASE READ CAREFULLY, AS THINGS HAVE CHANGED AND WE NOW HAVE DATES

At the September 9, 2017, meeting of the Board of Directors of Surfside III, the Board announced that the low bidder with a bid of \$131,500 for the parking lot project was General Pavement Management (GPM), with a bid approximately \$20,000 lower than the next lowest bid. The contract has now been signed.

In discussions with GPM, they suggested that we break the project into two Phases. The first Phase, which would take place during the last week in October and the first week in November, would consist of removal of asphalt in all non-covered parking spaces in Surfside III, as well as removal of tree roots, followed by insertion of a landscape barrier (intended to reduce chances of new roots or other landscaping damaging or intruding through new asphalt), laying of new asphalt, and re-striping of all non-covered parking spaces throughout the complex. The second Phase of the project, as proposed by GPM, which would occur in May of 2018, would consist of spraying a seal coat layer on all streets and non-covered parking spaces throughout Surfside III.

The reason for splitting the project in two Phases in this way is that GPM believes it is already too late in the year to apply the seal coating, as that process works best when done during warmer weather. There is no need to delay the asphalt work described as being in the first "Phase" of the project below, as that is much less dependent on weather conditions.

GPM has now provided us with specific dates when the work in Phase 1 will occur, and has provided us with a map showing more precisely when the various parts of the non-covered parking areas will be affected. The map is included below, and is color-coded for your convenience.

One effect of doing the project in two Phases like this is that residents will not be required to move their vehicles out of their carports for work during the first Phase of the project, which reduces some of the logistical issues involved.

Vehicles parked in non-covered parking areas, including vehicles parked in the reserved RV parking areas, will still need to be moved out of the color-coded areas described above during the periods when work will be performed in those areas, as described above. **No vehicles can be parked in those color-coded areas until the work is fully completed for those areas (including overnight until the work in that area is done.** For example, no vehicles can be parked in any of the green-colored parking areas either during the day or overnight from 7:00 am Monday, October 23, until the end of the day on Friday, October 27, but during that same period vehicles may be parked in the areas marked in pink and blue on the map. As we've advised you in prior notices, we have made arrangements with the City to allow vehicles that must be moved (including RVs) to park in nearby City-owned lots and will be provided with City permits for that purpose.

In May, when the second part of the project is performed, all vehicles must be moved out of Surfside III, including out of carports. We will provide more information as we get closer to May.

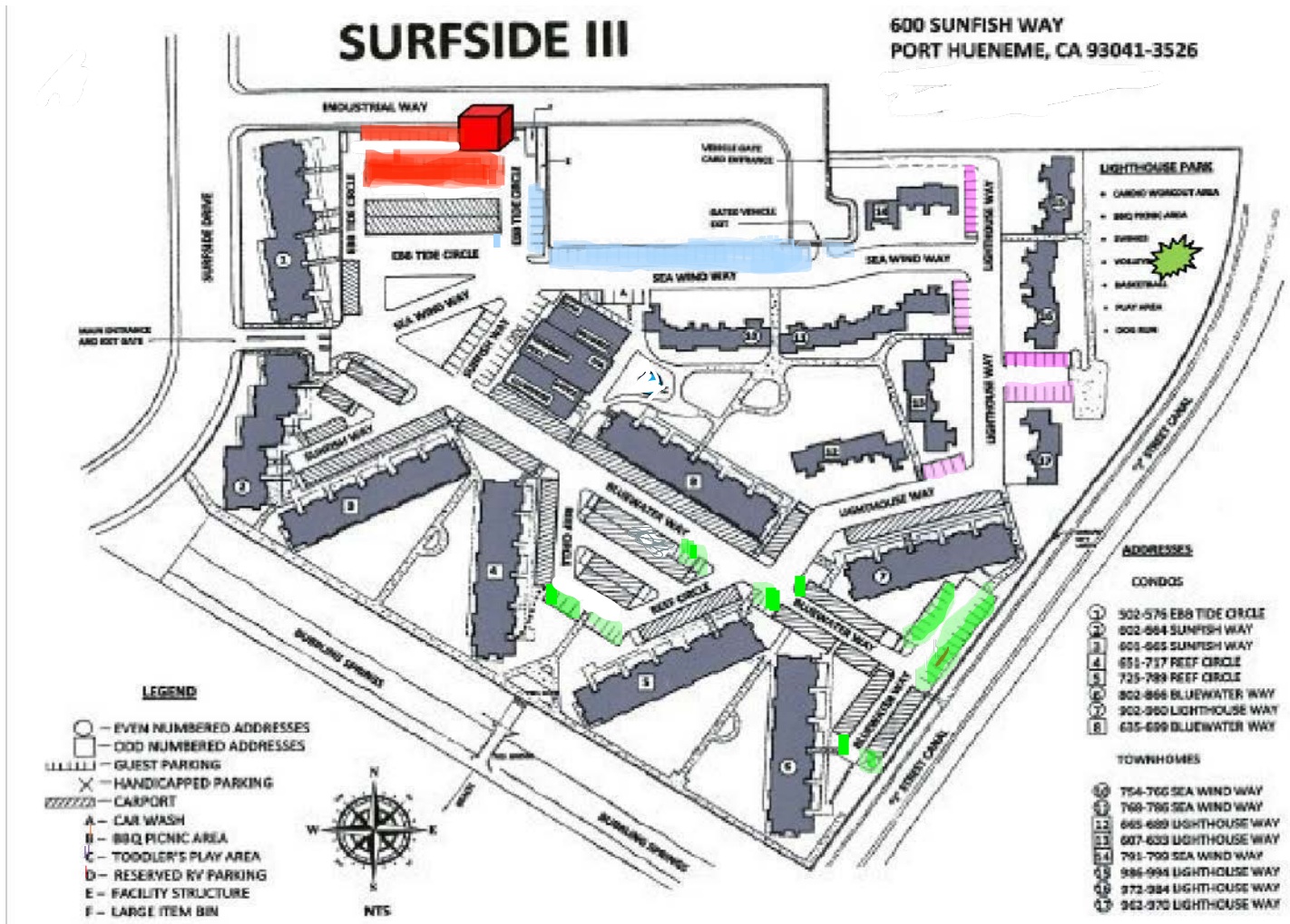
We will keep you advised. Now that we have the dates the work on Phase 1 will be done, we can work with the City and will soon be able to give you details on the City-owned lots where you can park your vehicles and how to obtain your temporary permits for that purpose (which we think we will be able to provide you through our on-site office).

Remember: Vehicles that are parked in non-covered parking spaces scheduled for work as described above **will be towed at the owner's expense, and without further notice!** We've been told the typical expense for such towing is about \$300. Because work will start early in the day, we strongly recommend that you move vehicles out areas scheduled for work the evening before the first day work is scheduled to begin in the area. For example, move vehicles out of green-coded areas the evening of Sunday, October 22, out of red-coded areas the evening of October 24, and so forth. Again, vehicles parked in any area when work is scheduled to occur in that area **WILL BE TOWED AT THE OWNER'S EXPENSE WITHOUT FURTHER NOTICE!**

If you have any questions, please contact Randy Stokes at randy.stokes@surfsideiii.com.

SURFSIDE III

600 SUNFISH WAY
PORT HUENEME, CA 93041-3526



Work will **begin** each day at **7:00 am** and should end by **5:00 pm** each day.

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FLYERS, SIGNS AND NOTICES

All flyers, signs and notices must be submitted to the onsite management prior to posting. We have many areas which they may be displayed as long as they have been approved by the COA.

As for units for sale or lease, flyers may be displayed on the bulletin board in the Clubhouse or the on-site office management can have it posted in the locked display case in front of our complex.

NO ONE may attach notices to residents' door handle.

Additionally, recently someone has been posting unauthorized posters in the elevators and the trash receptacle areas. **If anyone has information on this activity, please contact the office.**

BEAUTIFICATION COMMITTEE

A **big thank you** to our ongoing member activities.

Many of us never have an occasion to enter through the guest gate but if you did you would have noticed the latest addition of succulents and stones.

The stones were recently added as a deterrent to a cat who kept on pooping in that little area..... and it is working!!!!

Walking around this campus one can't help but notice the

great strides this committee of volunteers has made in the beautification of our surroundings.



OWNER'S CORNER

Cockroaches and fruit flies and silverfish, oh my!



by Dulce Setterfield, owner/resident, Building One

No homeowner, no tenant at Surfside III wants pests to show up on the walls, floors, and countertops, or in the nooks and crannies of cabinets and appliances. Or airborne. Or crawling into clothing and on skin. With the hot, humid conditions of late August and early September, Cockroaches showed up in my condo-home for the first time. And a proliferation of silverfish occurred as well. At least fruit flies are a fading memory. While 2016 proved to be the year of the fruit fly, 2017 did not repeat this phenomenon.

So what to do? Some residents of Surfside III, relocating from cockroach-prone regions of the continent, may know certain products and have preferred techniques to turn to when these critters invade the home. Others, like me, are inexperienced with roaches. I am sharing what I've learned and the path I'm taking, going forward. I encourage neighbors to talk with other neighbors because that is how we learn if an infestation may be imminent and what treatment plan may be most viable for our financial resources and available time to address the problem.

Some options:

A) Dewey Pest Control: This Oxnard-based company that can treat your unit, at no cost out-of-pocket, as our Condominium Owner Association foots the bill. You must complete paperwork ahead of time, as provided by the onsite office. The instructions will tell you to do extensive preparation: removing items from cabinets, removing all drawers as well. Is there a shortcut approach Dewey can take, without so much preparation necessary for the residents? When I called the vendor, the answer was no; there are no shortcut approaches. The technique Dewey deploys may be longer-lasting than other approaches, yet slower on initial kill. The key for the long-term may be to destroy egg sacks, wherever they are hidden in dark or dim locations. Dewey uses a spray, not a gel, for cockroach treatment. Silverfish can also be treated. Dewey is perhaps an obvious first choice for a resident who has yet to fully move into a condo unit or townhome. If a resident has pets, it is best to go over the relevant details with the vendor. An upfront consultation or walk-through with a Dewey technician, on a Monday typically, is a way to do that.

B) Josh Cabrera: This local vendor uses a syringe technique to apply a gel to pipes and other points of entry or sanctuary that attract and harbor roaches. He can quote a price for treatment by phone. A silverfish treatment will add to the cost of a roach treatment and he uses a matchbook-size trapping technique. This vendor was recommended to me by a nearby owner who was satisfied with results about six months ago. Bear in mind, no matter how satisfied you may be initially or over the course of several months, roaches can re-infect an area of Surfside III as moving trucks arrive, from regions where such pests are common. Untreated egg-sacks can hatch and a fresh generation of roaches may find their way into rooms where you've never seen them before. The ability to do the treatment without the upfront burden of clearing out shelves and cabinets appeals to me. And there is also the possibility of having Josh, or another vendor with a syringe treatment technique, do the job sooner rather than later. Then if any signs of roaches recur, I may be more available than I am this season to take the time needed to undertake plan A, with Dewey.

C) Do It Yourself: Those DIY enthusiasts among us may want to start with online product research and also talk with neighbors, before committing to a DIY approach. A gel called Advion is available at a leading big box store in Oxnard and also with major online retailers. I heard raves last month about the ease and effectiveness of a certain gel product from neighbors who encountered roaches at other properties, not Surfside III. But there are additional brands of gel product. And there are products other than gel on the market. One comment I found online is that the roach population may not find or recognize an attractant-bait product if other food odors are nearby. So effectiveness of a treatment is dependent upon the treatment environment, coupled with the savvy of the DIY pest-warrior. A look at how-to info for the syringe technique can be one way to get off to a good start and avoid overusing a gel product. DIY with a spray product is also possible. YouTube has how-to videos available.

Regardless of Plan A, B, C, or another variation: a commitment to make your home roach-free may be more effective if you talk with neighbors about the situation and encourage them to make timely, parallel efforts. You might promote a particular week or month in which a cluster of residents can synchronize their cockroach treatments approaches, and compare notes later.

With that said, I invite Building 1 residents—my neighbors on the top floor, middle, and ground floor—to commit with me to a treatment plan for cockroaches. I urge that treatment commence in the next few weeks if even one of these pests has been seen alive or is suspected of thriving within the home. Together we can make a difference and not find ourselves waking up with a cockroach in the ear. We can avoid feeling shocked that our beach homes are gravely compromised by this invasive species, by taking action now: in October.

As for the tiny but prolific ants that migrate through Surfside III properties on occasion, or other pests, that's a story for another day, or for another resident to write about. Ants have not been a persistent pest in my home. Not yet.

And the fruit flies of 2016 faded away, with help from diligent vacuuming of flies while airborne and while perched on ceilings and vertical surfaces. Meanwhile, cockroaches are probably multiplying, even if I saw more in late August than in late September. And silverfish sitings seem increasingly common: this pest appears bigger, bolder, and more spread throughout the home than when I first moved in. Insightful commentary from other residents, regarding pests of all sizes plus effective treatments or lessons learned, is welcome.

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WELCOME BACK MONICA

We would like to welcome Monica back to the Office.
She started the week of September 25th. Drop by and say hi.



COMMUNITY VOLUNTEER COMMITTEES

Surfside III has various committees that you may be interested in participating in depending on your interests. The committees and their focus are as follows:

OWNERS AND TENANTS:

Beautification Committee - residents participate in quarterly planting events throughout the complex. Provide special attention to landscaped areas. Chairperson: Lynn Haile **Email contact info below***

Community Garden - provides an opportunity for residents to plan, prepare, plant and maintain a personal garden. Chairperson: vacant

Elevator Response Committee - respond to simple elevator non-operating issues such as leaves stuck in the bottom track that trigger sensors to prevent door closures. **Email contact info below***

Enhancement Committee - residents contribute to make Surfside III landscape attractive and well kept. Chairperson: Lynn Santamaria lscif95@aol.com

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. Chairperson: Page LaPenn PageLaPenn@gmail.com

OWNERS:

Architectural Review Committee - our CC&R's require that any modification to your unit requires an architectural review, approval and city permits. No modification to the common area may be made without Architectural Committee and Board approval. If you do not have an approval letter, then when you sell, you must disclose. Chairperson: Tim McCoy Tim@mtmii.com

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: Page LaPenn PageLaPenn@gmail.com

Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck. Chairperson: Dexter Kelly **email contact info below***

Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci surfside3rulesandregs@aol.com

If you are interested in joining a committee or starting a committee to address issues that you feel are important and are not being handled by other committees, please contact:

*Property Manager: carol.short@surfsideiii.com or

*Assistant Property Manager: monica.sanchez@surfsideiii.com

***LEGAL DISCLAIMER**

*The Owners' Corner" and "The Renters Corner" are places in the newsletter for owners & renters, to voice their observations and/or suggestions about the community, association operations, or make announcements about any Surfside III social event or activity. While the newsletter Editor and the Board do review these submissions, the opinions and content only represent the author and not the association. We will refuse and return to the author for re-writing any material that is not factual or is in bad taste or denigrates any individual. We are not perfect and apologize in advance if you find the content of anything in this section offensive.

*The Surfside III Condominium Association ("association"), or as often referred to as the Surfside III COA, is not responsible for the content and accuracy of any information provided by owners or third parties. The association, the Editor and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, editor, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

*The Davis-Sterling Act requires associations to give notice of Board meetings, including an agenda of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.

*Surfside III posts all agendas on the website (Surfsideiii.com) and on the Clubhouse Bulletin Board.

DUE TO THE IMPORTANCE OF THE ASBESTOS INFORMATION THE FOLLOWING WILL BE PRINTED IN EVERY NEWSLETTER.

For a full copy of the law listed below, please contact the on-site office.

Advisement and reminder to all owners who are planning to remodel or repair their home. **PRIOR** to work commencing, the **CALIFORNIA ASBESTOS LAW** requires the owner or the contractor to do asbestos testing. Please be aware that when you are doing any renovation activities in your unit the law states the following: Useful definitions while reading this law: Surveying=testing Operators=contractors

Rule 1403. Asbestos emissions from demolition/renovation activities

(Adopted October 6, 1989) (Amended April 8, 1994)

(Amended November 3, 2006) (Amended October 5, 2007) (a) Purpose

The purpose of this rule is to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and cleanup procedures, and storage, disposal, and land filling requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

(b) Applicability

THIS RULE, IN WHOLE OR IN PART, IS APPLICABLE TO OWNERS AND OPERATORS OF ANY DEMOLITION OR RENOVATION activity, and the associated disturbance of asbestos containing material, any asbestos storage facility, or any active waste disposal site.

SURFSIDE III COA CONTACT INFORMATION

Surfside III ON-SITE PROPERTY MANAGER'S OFFICE:

Property Manager: carol.short@surfsideiii.com
Assistant Property Manager: monica.sanchez@surfsideiii.com

805-488-8484

Currently the office is scheduled to be open:

Monday - Thursday: 8a.m. to 5 p.m. Friday: 8:30a.m. to noon

OFFICE hours are also posted on the Clubhouse door

When the office is closed there will be no on-site telephone service (just a recorded message).

600 Sunfish Way, Port Hueneme, CA93041

MANAGEMENT COMPANY:

All billing questions should be addressed to:

Lordon Property Management manager@surfsideiii.com
1275 Center Court Drive, Covina, CA 91724

Phone: 800-729-5673 For after-hours emergencies– 818-707-0200 or 626-967- 7921 Option 9, listen fully to the message

When emailing Lordon Management, please address email to Jennifer M. Critchfield along with a copy to Donalea Bauer Include your phone number(s) and/or email for response before the end of the next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

If more urgent, call Donalea Bauer, Vice President, community manager: 800-729-5673x3342
donalea@lordonmanagement.com

Jennifer M. Critchfield, assistant community manager: 800-729-5673x3380
jennifer@lordonmanagement.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

All escrow matters: Michelle Soto, ext. 3339 escrow@lordonmanagement.com

Insurance and collections: April Webster, ext. 3337 april@lordonmanagement.com

Your account, billing address, etc: Lupe Rubalcava ext. 3315
acct3315@lordonmanagement.com