

SURFSIDE III

Community e-Newsletter

November 2017
Edition

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NEXT BOARD MEETING

The next Board meeting will be held **November 11, 2017 starting at 10:00 am.**

A Board Meeting, which was advertised, was held on Tuesday, October 31, 2017 at 8:00 am to allow all interested Board Members to participate in the Reserve Study Job Walk. In order for three or more Directors to gather to discuss COA matters, the discussion must be held in a Board Meeting whether it is in Executive or Open Session.

BOARD ELECTION IS IN PROCESS

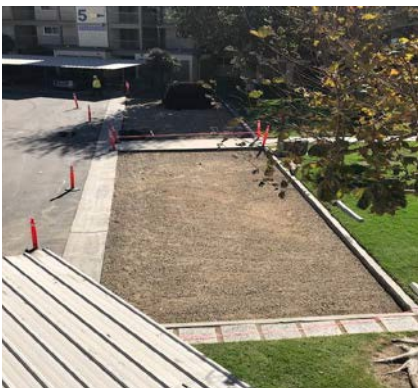
The Annual Owner's meeting and the election for Board Directors will be held on November 11, 2017. It is expected that a reduced quorum will be available to hold the Annual meeting.

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.

THANK YOU FOR YOUR PATIENCE DURING THE PARKING LOT ASPHALT WORK

As work continues throughout the complex **through November 3rd** on the replacement of asphalt of the common parking areas (except for the Clubhouse parking), we ask that you **observe** the various **No Parking and Tow Away** signs.





DAYLIGHT SAVINGS TIME ENDS

Daylight Saving Times **ends Sunday November 5th**.
Remember to set your clocks back one hour.

WIND AND LEAVES



A MATURE TREE SHEDS OVER 1,000 LEAVES

Yes, Fall is here and the wind is blowing and the leaves are falling. The landscaping service that the COA has provides for 16 hours of work. Normally, the crews are here four hours each on Monday and Wednesday and eight hours on Friday (mostly for mowing). With the amount of trees that are on the property and the amount of leaves on the ground and with the regular weeding, mowing, trimming and irrigation work, only so much leaf gathering can be done in the week. So, the leaves do mount up and eventually will all be picked up. To perform all the functions in a timely manner especially the picking up of the excess leaves, the number of hours worked by the crews would need to be increased at an extra cost.



GUTTER CLEANING

MONDAY, NOVEMBER 13TH
through
WEDNESDAY, NOVEMBER 15TH

CONDOS and TOWNHOMES

If we get rain and/or high winds the cleaning will be rescheduled.

As you can see by the photo on the left there will be a lot of dust and debris so please remove and/or cover items on your patios/balconies.

BEAUTIFICATION COMMITTEE PLANTING DAY

The Beautification Committee will have its next planting day on **Saturday December 16, 2017 starting at 9:00 am** and ending by noon. Please meet by the Clubhouse BBQ area.

In the meantime, if you are out walking and feel like getting a little extra exercise, removing a few dead leaves from the succulent gardens would do the trick. You'd be helping your body to limber up and you'd be making our gardens more attractive. A win/win.



Summer Garden



Winter Garden

PAINTING

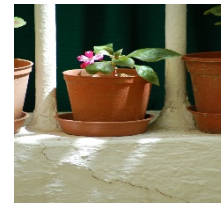
As you can see the painting certainly improves the look of our community.



A REMINDER TO OWNERS

DO NOT COVER YOUR PATIOS OR BALCONIES WITH ANY FLOOR COVERING.

ALSO, EXTREME CARE MUST BE EXERCISED WHEN WATERING CONTAINER PLANTS.



The **damage caused** by placement of plants, area rugs, Astro turf or **ANY** covering to the patio or balcony flooring are the sole **responsibility of the owner**.

Recently, it cost an **owner over \$3,500** to repair the blue balcony covering **due to moisture damage**.

CORRECTION INFORMATION

In last month's Newsletter, homeowner/resident Dulce Setterfield submitted an informative article regarding "pests". Unfortunately, she was given an incorrect spelling for the local service provider. Dulce has submitted additional information regarding pest control along with the correction in the **OWNERS CORNER**.

OWNERS CORNER:

CORRECTION

The October newsletter mentioned Josh Cabrera as a local pest-control service provider.

Cabrera is the correct spelling, not Carera: address is [567 W Channel Islands Blvd Suite 778 Port Hueneme, CA 93041](#).

This business, located near Surfside III on Channel Islands Boulevard, is one of numerous options for vendor treatment of pest infestation.

As for Do-it-Yourself treatment plans for pests: Substances such as Borax or Boric Acid (powder; inexpensive) exist. Such powder can be combined with powdered sugar and water or even with sweetened condensed milk, to create an insect-killing bait. The insect ingests the paste or liquid, then the insect's ability to move and function is compromised. An ant or cockroach may not make it to home base after feasting on such a mixture.

I have experienced only limited success with the bait & kill approach. I keep trying. A more invasive treatment by a vendor is a likely next thing to add to the calendar.

The conveniently located Port Hueneme Marine Supply shop on the corner Surfside Drive and Hueneme Road carries a few products for eliminating cock roaches. Farther from SSIII are hardware stores, big-box stores, and other businesses that carry products as well, as do vendors on the Internet.

CONSTRUCTION



Please be sure that no work is being performed on the walkways at any time.

The walkways may never be blocked.

When work is being done in the common areas a tarp should be laid down first.

All materials must be carried up and down the stairs.

Under no circumstances is anything to be tossed over the railings or out windows.



OUR FLAG

Repair to the flagpole requires the rental of a \$300 lift. Once we collect enough projects that require a lift the flagpole will be repaired and the flag will once again be flown at the beach entrance to Surfside III.

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: 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 **email contact info below***

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

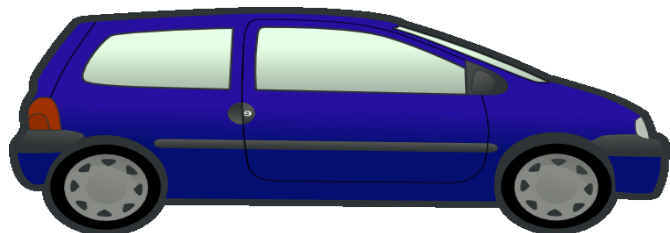
IMPORTANT NOTICE FROM OUR ON-SITE STAFF

There are people who do their daily and holiday shopping outside your front door and from inside your vehicle!



Do not have packages left outside your front door. **Always require a signature** for delivery for items you order. If you're expecting a gift from someone be sure to ask them to require a signature for delivery.

To avoid your vehicle being broken into **lock your vehicle** and be sure to **remove anything from view** that might entice someone to break in. Leaving anything of value in your vehicle, be it in view or in the trunk is never a good idea.



If you become a victim of a theft or break in, be sure to **report the crime to both our on-site office at 805-488-8484 and the police department at 805-986-6538.**

***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 clean-up 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 Condominium Owners Association Website:

<http://www.surfsideiii.com>

SURFSIDE III Condominium Owners Association 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 5 p.m.

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@mylordon.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