

# SURFSIDE III

## Community e-Newsletter

November 2018

Lya (Lea) Findel (Editor)

Edition

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### NEXT BOARD AND ANNUAL MEMBER'S MEETING

The next Board and annual member meeting will be held **November 10, 2018 starting at 10:00 am**. All owners are invited to attend.

**ANNUAL OWNER'S MEETING** Please mail in your ballots so that they can be **counted on November 10<sup>th</sup>**.

There were insufficient ballots turned in to constitute a quorum at the October meeting so the annual election meeting was rescheduled to 10:00 am November 10, 2018. A total of 107 ballots were submitted (four at the meeting). The number of ballots needed for a quorum at the first meeting is 232. For November 10<sup>th</sup>, the total number of ballots needed is 78. Since 107 ballots have already been submitted, there is a quorum available for the next meeting.

### 2019 BUDGET

The 2019 budget was approved by the Board on October 13<sup>th</sup>. It includes a \$14/unit/month Budget increase, \$5 of which will be paid from investment interest income resulting in a **\$9/unit/month assessment increase** to each owner. If you have any questions, please contact Page LaPenn at [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com).

#### SURFSIDE III 2019 BUDGET

\$14/UNIT/MONTH BUDGET INCREASE  
\$5/UNIT/MONTH TO BE PAID FROM INVESTMENT REVENUE  
TOTAL ASSESSMENT INVOICE INCREASE = \$9/UNIT/MONTH

	Current Budget	2019 Increase	2019 Budget	2018 Actual	2019 BUDGET - 2018 Actual	% Change	% of Budget
ADMINISTRATIVE	\$ 23.76	\$ -	\$ 23.76	\$ 23.53	\$ 0.23	0.0%	5%
LOAN SERVICING	\$ 155.45	\$ -	\$ 155.45	\$ 155.45	\$ -	0.0%	35%
SALARY ADMIN	\$ 16.18	\$ 5.40	\$ 21.58	\$ 21.16	\$ 0.42	33.4%	5%
SALARY PAINTING	\$ 13.15	\$ 0.44	\$ 13.59	\$ 10.06	\$ 3.53	3.3%	2%
SALARY MAINTENANCE	\$ 20.50	\$ 0.40	\$ 20.90	\$ 18.17	\$ 2.73	2.0%	4%
INSURANCE	\$ 47.26	\$ 1.00	\$ 48.26	\$ 47.20	\$ 1.06	2.1%	11%
TAXES	\$ 5.67	\$ 0.07	\$ 5.74	\$ 5.55	\$ 0.19	1.3%	1%
CNTRCTED SERV	\$ 31.65	\$ -	\$ 31.65	\$ 41.70	\$ (10.05)	0.0%	9%
MAINTENANCE	\$ 40.55	\$ 4.08	\$ 44.63	\$ 43.81	\$ 0.82	10.1%	10%
RESERVES	\$ 71.00	\$ 3.00	\$ 74.00	\$ 71.00	\$ 3.00	4.2%	16%
<b>Total</b>	<b>\$ 425.16</b>	<b>\$ 14.39</b>	<b>\$ 439.55</b>	<b>\$ 437.63</b>	<b>\$ 1.92</b>	<b>3.4%</b>	<b>100%</b>

#### Investment Accounts

Start Date	Amount	Term	Institution	Proposed Rate	Actual Rate	Annual Revenue
9/23/18	\$ 140,000	2 Year	Ediones	2.80%	2.90%	\$ 4,060
9/23/18	\$ 100,000	3 year	Ediones	3.00%	3.10%	\$ 3,100
10/15/18	\$ 240,000	Savings	NorthPointe	1.93%		\$ 4,632
10/15/18	\$ 240,000	Savings	Marcus	1.80%		\$ 4,320
10/15/18	\$ 240,000	1 year	Synchrony	2.40%		\$ 5,760
Liquid	\$ 480,000					\$ -
<b>Total Invested</b>	<b>\$ 960,000</b>					<b>\$ 21,872</b>

#### Cash Flow as of 8/31/2018

Operating Account	\$ 307,466
Reserve Account	\$ 912,231
<b>Total Cash</b>	<b>\$ 1,219,697</b>



### MAILBOXES

The new mailboxes are in place and some of the residents have retrieved their mailbox keys from the Office. If you wonder why your mailbox is located where it is, the U.S.P.S. master spreadsheet determines how and where mail is delivered.

Comments have been received that the new mail boxes are not perfectly level. The reason that the concrete pads are **not level is that the adjacent tree roots** have lifted the concrete pads at

certain spots only.

### MOVING IN/MOVING OUT

The middle and the end of each month, Surfside III is experiencing a pattern whereby some residents moving out literally dump their unwanted belongings in the trash enclosure which is nearby. Since the area is full, other residents, instead of going to other trash enclosures, start leaving their trash on top of the other trash. Please stop doing this. This community is everyone's home. Let's be more mindful of one's behavior.



### ENTRANCE WALL DAMAGE



On October 2, 2018 a vehicle entered the Surfside III back entrance at Industrial Way and did not have a clicker to open the gate. It then backed up, ran up the curb, and ran into the concrete block wall damaging it. It then sped away. **Anyone with information about this incident, please contact the Office.**



Repaired wall to be painted shortly



## **LEAVES**

Last year, one of the most frequently complained item that was sent to the Office was that the complex had leaves on the grounds. The landscaping company crews, which normally work two days a week at Surfside III, would devote some of their time to the raking of leaves and the rest of the time performing their other duties. Sometimes, shortly after they had left and the winds picked up again, the complex was again covered with leaves. Now that Fall is here and the Santa Ana winds have arrived, the leaves are starting to fall on the ground. In time, they will be picked up.

## **SEWER LINE BREAK IN CONDO UNIT**

**Residents are requested to contact the office when water or sewer leaks** are noticed or when there are **decay smells** coming from the walls. After the drywall was removed at this one unit, one could see a large vertical

crack in the sewer pipe.

It will be necessary to remove some of the concrete floor to see the extent of the crack.

The cost of this repair will be borne by all 309 owners.



## **YELLOW TAPE**

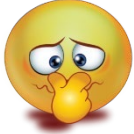
Sometimes when repairs are needed to be performed, the area being worked on needs to be segregated from use by placing yellow tape around the area. One of the COA's contractors was hired to install new flooring material over some of the stairwell steps in Building 2 and 3. The contractor placed yellow tape to prevent residents from stepping on the steps while the material was fresh.

Unfortunately, a resident broke through the tape and walked down the stairs damaging the newly installed surfacing material.

This work will need to be redone at the COA's expense. Surfside III is your home. Please respect it.

## **LONG STAYS AWAY FROM YOUR UNIT**

It is recommended that when you leave your unit vacant for long periods that you **shut off the valves** to the **sinks, toilets, washer, and ice maker** in the refrigerator. This will minimize the chance of a leak occurring in your unit causing damage to your belongings or to those of your neighbors. After your return, you may notice that some of the toilet water has evaporated and that when you turn the water back on, the water may be discolored. By letting your water flow for a minute or two, the discoloration will disappear.



**ODORS**

As most Surfside III residents have experienced an increase of odors and noise coming either from the sewage treatment plant, the paper mill company or the onion processing plant, there is now an effort by the residents of most of the beachfront COAs and residents from South Oxnard to continue to submit odor and noise complaints to the complaint hotline sponsored by the City of Oxnard. At a meeting held on October 27<sup>th</sup> at the City of Port Hueneme City Hall, there were close to 80 concerned residents from both cities discussing their experiences with odor, noise, traffic and light concerns.

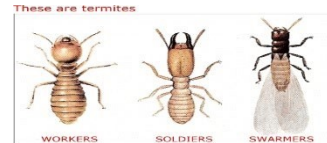
**If you wish to call in to the complaint hotline, please call 805-488-3517 Monday through Friday from 8 am to 5 pm; or 805-797-7598 at other hours/days.**

There will be a meeting in November (TBD) to discuss this matter again.

**2018 REQUIRED TERMITE INSPECTIONS AND TREATMENT**

As part of our agreement with Marquez Termite Company we began the **required** termite inspection of **each condo and townhome unit.**

Inspections will also include the exterior and attics of buildings. **It is critical that each unit is inspected.**



The inspection will not require any action or preparation by the homeowner/tenant other than being sure the on-site office has a working key for your unit if you will not be present. The termite company will be onsite from **8am to 5pm.**

If you have **any questions** please contact our **Surfside III on-site office: 805-488-8484**

**Remaining units to be inspected:**

- Wednesday Nov 14 Building 7: 902-960 Lighthouse Way  
Building 8: 635-699 Bluewater Way
- Tuesday Nov 20 Townhome 10: 754-766 Sea Wind Way  
Townhome 11: 768-786 Sea Wind Way
- Tuesday Nov 27 Townhome 12: 665-689 Lighthouse Way  
Townhome 13: 607-633 Lighthouse Way
- Tuesday Dec 4 Townhome 14: 791-799 Sea Wind Way  
Townhome 15: 986-994 Lighthouse Way
- Tuesday Dec 11 Townhome 16: 972-984 Lighthouse Way  
Townhome 17: 962-970 Lighthouse Way



## GUTTER CLEANING

The Santa Ana winds came and soon afterwards, a contractor proceeded to perform gutter cleaning. Both of these events created dust and debris. The gutter cleaning included the removal of debris from the vertical and the horizontal gutters. The crew also cleaned the roofs. This once a year event will help to channel the rain to the ground at designated spots.

## OWNERS' CORNER\*

Sondra Briggs submitted the following:

I had my cottage ceilings removed after testing for asbestos. The man who did a wonderful – and priced right, lowest of three bids is Ben Cervantes. Contact me for more info: cell# 805-340-1762 or [sondrabriggs@gmail.com](mailto:sondrabriggs@gmail.com)

Dulce Setterfield shared some great photos she took of the old rusted mailboxes:



## ARCHITECTURAL APPLICATION REQUIRED



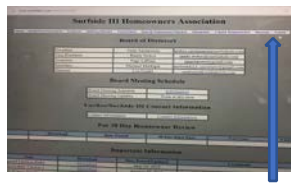
Example modifications, replacement or additions to your townhouse or condo include but are not limited to:

Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.

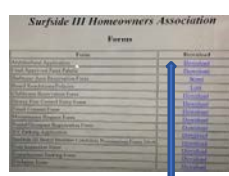
Forms are available online at: [www.surfsideiii.com](http://www.surfsideiii.com)



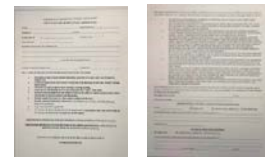
Click on:



Click on: "FORMS"



Click on: [download](#)



Print 2 page form

Or you may get the required 2 page form at our **onsite Office**.

## ASBESTOS LAW

**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: 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 filing 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 **The**

**rules 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.

## 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: Lynne 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](mailto: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: Carol Falin **email contact info below\***

### 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](mailto:Tim@mtmii.com)

**Budget Committee** - provides assistance in the preparation of financial reports and special projects. Chairperson: **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](mailto: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: Monica Sanchez Cortez [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)**

**SURFSIDE III Condominium Owners Association CONTACT INFORMATION** Website: <http://www.surfsideiii.com>

**Surfside III ON-SITE PROPERTY MANAGER'S OFFICE :**

**Property Manager:** Monica Sanchez Cortez [monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)

**Assistant Property Manager:** [jill.kaopua@surfsideiii.com](mailto:jill.kaopua@surfsideiii.com) **805-488-8484** If you get a recorded message please listen to it fully for additional contact information. **Currently the office is scheduled to be open: Monday - Friday: 8a.m. to 5 p.m.**

**On-Site Office mailing address: 600 Sunfish Way, Port Hueneme, CA93041**

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**MANAGEMENT COMPANY:** All billing questions should be addressed to:

**Lordon Property Management:** [manager@surfsideiii.com](mailto:manager@surfsideiii.com)

**1275 Center Court Drive, Covina,CA91724**

**800-729-5673 or 818-707-0200 or 800-729-5673 or 967- 7921 Option 9,** are contact numbers for after hours issues such as water leaks.

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](mailto:donalea@mylordon.com)**  
**Jennifer M. Critchfield, Assistant Community Manager: 800-729-5673x3380 [jennifer@mylordon.com](mailto:jennifer@mylordon.com)**

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:**

All escrow matters: **Michelle Soto**, ext. 3339 [escrow@mylordon.com](mailto:escrow@mylordon.com)

Insurance and collections: **April Webster**, ext. 3337 [april@mylordon.com](mailto:april@mylordon.com)

Your account, billing address, etc: **Lupe Rubalcava** ext. 3315 [acct3315@mylordon.com](mailto:acct3315@mylordon.com)

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\*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 (<http://www.surfsideiii.com>) and on the Clubhouse Bulletin Board.