

SURFSIDE III

Community e-Newsletter

December 2016

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EXECUTIVE SESSIONS TO BE HELD ON DECEMBER 6 and 7, 2016

The Surfside III COA Board of Directors will hold two Executive Sessions to interview three legal firms who have been selected to participate in the preparation of updated Covenants, Conditions & Restrictions (CC&R) for Surfside III.

The first session will be held on December 6, 2016 at 9:00 am. The second session will be held on December 7, 2016 at 3:00 pm. Both sessions will be held at the River Ridge Golf Club, 2401 W. Vineyard Avenue, Oxnard, CA.

At the conclusion of the sessions, it is anticipated that the Board will select a legal firm to perform this work. This item will be discussed at the Open Session of the Board Meeting to be held on December 10, 2016 which begins at 10:00 am.

UPCOMING COA BOARD MEETING

The next Board meeting will be December 10th at 10:00 am in the Clubhouse.

RESIDENTS' PARTICIPATION REQUESTED

Surfside III has 309 units and many residents. It is requested that when residents observe that **structures/landscaping need attention**, that they notify the office. An email to carol.short@surfsideiii.com will be sufficient notice to address issues.





WATCH WHERE YOU STEP

As residents walk around the campus, please be aware that there may be animal feces, gum or other materials that would not be pleasant to remove from the bottom of your shoes or feet. Recently, staff found hypodermic needles on the lawn by Building 1. So please watch where you step.

BUILDING 3 SEWER LATERAL

At the last Board meeting, the Board awarded a contract to replace the Building 3 sewer lateral that connects the building's sewer system to the main line. Once all the paperwork has been completed, the contractor will commence work. This work will require 6' deep trenching from the building to the middle of the street and will take about 8 working days to complete. You can find the markings of the work area on the street and on the carport concrete. The work will be done in such a manner that the sewage system can continue to operate.

BUILDING 1 & 2 – WALL AND FENCE

The Board awarded two contracts, one to a masonry company and the other to a fence company, to repair the concrete block wall along Surfside Drive and for the installation of a new aluminum fence to replace the black wrought iron fence. The contractor will install a temporary chain link fence between Buildings 1 & 2 and the existing fence. The existing fence will be removed. The concrete wall will be repaired. The new fence will be installed and the temporary fence will be removed. The work will be occurring during December and January since it takes about 6 weeks for the fence materials to be delivered after signature of contract.

TOWNHOME OWNERS – GARAGE LIGHTS

Twenty-six townhome garage lights have been installed. The illumination makes quite a difference. We are awaiting the submittal of the paperwork from the other homeowners in order to complete the garage light installation. If you have misplaced the approval form, please contact the office for a replacement. The master project will be commencing in the coming year. At that time, the existing light poles will be removed due to their poor conditions. Therefore, it would benefit all the residents if the remaining garage lights were installed.



COMMITTEE OPENINGS

The **Welcoming Committee** and the **Procurement Committee** are seeking volunteers to participate as Chair or as Committee Members. If you wish to volunteer to be on these two Committees, please submit your name to the Office. To learn more of the tasks involved, the Office can send you copies of the Charter for each Committee.

VENT CLEANING

Staff has commenced removing/re-installing the condo outside exhaust vents to remove the collection of dryer lint. As this work proceeds, one can see the varying amount of lint that has accumulated. Residents are encouraged to remove the lint that has collected adjacent to the dryers in their units.

BUILDING 4 PATIO RAILS TO BE PAINTED HAS STARTED

The painters have now completed painting the condo patio railings on Buildings 1, 2, 3 and 8. Your cooperation in moving your belongings away from the rails is appreciated as they proceed with their work.

FENCE ALONG BUBBLING SPRINGS BEING PAINTED

As the painters find time, the Surfside III fence along Bubbling Springs is being painted. The work has started at the entry gate located by the flagpole. This is part of the on-going maintenance being performed.

RESERVE STUDY IS ONLINE

An important document to be aware of is the recently completed Reserve Study. This document can be viewed by going to <http://www.surfsideiii.com/docs/financial/2017ReserveStudy.pdf>

FINANCIAL REPORT IS ONLINE

Another document to read is the recently completed Financial Report. This document can be viewed by going to <http://www.surfsideiii.com/docs/financial/2017FinancialReport.pdf>. It shows that dues will not change and will remain at \$409/month in 2017.

SATELLITE DISH INSTALLATION



Did you know that in order to install a satellite dish on your unit patio you will need to complete an architectural application? The satellite dishes that have been attached to the patio railings will need to be removed due to the damage being done to the railings. Letters are currently being sent out to the owners explaining the procedure required.



HEATERS

It is that time of year when residents may start firing up their heaters to keep warm. One has to ask, "Will this 38 year old heater still work safely"? Each year residents are advised to have the Gas Company perform a safety check on the heaters. If you have an original heater, do not take chances. Please verify that your heater will work in a safe manner.



PETS ON LEASH

For those new residents that are not aware of the COA rules, your pet must be on a leash and accompanied by an individual and under control **at all times when outside of the individual unit.**



SAND REPLENISHMENT

The Corps of Engineers has advised that Manson Construction and Dredging, the contractor responsible for dredging the sand trap at Channel Islands Harbor and replenishment of the sand at Port Hueneme Beach, that mobilization of equipment is ongoing. Actual dredging is scheduled to start in mid- December. The pipes will first start appearing by the Port entrance.

SB 918 – NEW LAW IN EFFECT JANUARY 1, 2017.....Robert M. DeNichilo, Esq.

SB 918, which goes into effect on January 1, 2017, does two main things:

One, it requires an owner to provide their association with all of the following information:

- (1) The address or addresses to which notices from the association are to be delivered.
- (2) An alternate or secondary address to which notices from the association are to be delivered.
- (3) The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
- (4) Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.

Second, the bill requires associations to "solicit" these annual notices of each owner, and enter the date into the association's books and records at least thirty days prior to making its annual disclosures required by Civil Code 5300.

If an owner fails to respond and provide the required notices, the property address is deemed to be the address to which all notices are to be delivered. While the information as to the rental status of the property could prove useful, and for certain associations may help in obtaining FHA certification, there is no indication as to what occurs if the owner fails to provide any information as to whether the property is owner-occupied, rented, or whether the property is vacant or undeveloped land. In addition, there has been no requirement in the past for an association to track the number of rental units or vacant or undeveloped property within the association. Given that the new law now requires associations to "solicit" that information, it is unclear if the law also now requires the association to track that information or if it only needs to update the address information in the association's books and records. While there is no apparent penalty for failing to track the status of the property as rented, vacant or undeveloped land, it may be the best practice to include that information in the association's records to the extent it receives responses from the owners to the annual solicitation.

So what does this mean for managers and board members? A new annual requirement to send out a request to all owners asking them to provide the information listed above. The request, which can be included in another mailing and is not required to be mailed separately, must be sent out early enough to allow the association to update its books and records with any information provided in response to the request no later than thirty days prior to the date it sends out its annual disclosures. Boards and managers should take time now to prepare an appropriate form to use to solicit the required information, and update their annual calendars and schedule when to send out the annual solicitation to the owners so that there is sufficient time to update the associations records each year at least thirty days prior to the mailing of the annual disclosures. For some associations, they may also need to consider the budgetary impact of not only the mailing of the form, but the time necessary to update the association's records on an annual basis.

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: Mary Murphy [email contact info below*](#)

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

Neighborhood Watch Committee - focuses on keeping a watchful eye on what is happening in the complex. If anything appears out of place, reports are submitted to the police and/or to the office. Chairperson: Val Lameka (805) 986-2855 [email contact info below*](#)

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here. [members and chairperson openings](#)

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. Tim McCoy Tim@mtmii.com

Budget Committee - provides assistance in the preparation of financial reports and special projects. Chairperson: Susan Bradley [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

***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.

DUETO THEIMPORTANCEOF 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.

Advisementandreminder 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

Rule1403. 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 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 - Wednesday: 8 a.m. to 5 p.m.

Thursday- Friday: 8:30 a.m. to 5p.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 at: 800-729-5673 x 3342
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