

SURFSIDE III

Community e-Newsletter

December 2017
Edition

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NEXT BOARD MEETING

The next Board meeting will be held **DECEMBER 9, 2017** starting at **10:00 AM**.

DATED EVENTS

Please read the Newsletter for information on the following important dates in December:
5th, 8th, 16th.

BOARD OF DIRECTORS ELECTED

At the Annual Meeting held on November 11th, the results of the election votes for Board of Directors were: Andy Santamaria – 117, Randy Stokes – 115, Lya Findel – 114, Susan Bradley – 112, Mike Madrigal - 102

The Board then selected the **new office assignments** which were:

President- Andy Santamaria
Vice-President- Randy Stokes
Secretary- Mike Madrigal
Treasurer- Susan Bradley
Director -Lya Findel

CITY OF PORT HUENEME ITEMS

The City is proposing to approve the development of **two 12 story hotel and office towers** at the entrance of the **Lighthouse Promenade on Surfside Drive**.

A **public hearing** is scheduled on **December 5, 2017 at 6:00 pm** at the:
Orvene Carpentar Community Center 550 Park Avenue, Port Hueneme
where comments will be received.

A description of the proposed project can be read at: <http://citizensjournal.us/twin-towers-port-hueneme-hotel-12-story-business-office-towers-proposal/>

Also, two marijuana dispensary sites have been identified. Their locations are:
2675 N. Ventura Road and 501 W. Channel Islands Boulevard.

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.



BEAUTIFICATION COMMITTEE COMMUNITY 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**. Everyone is invited to join in and help. Please meet by the Clubhouse BBQ area.

ASPHALT PAVING OF COMMON AREA PARKING SITES IS COMPLETED

The two week Asphalt Paving Project was completed on November 3rd. Thanks to all for your patience. In order to perform the work, it was necessary to tow away 15 vehicles which were not moved from the construction sites. The second part of the project which includes the installation of a seal coat on all traveled areas including the common area parking sites is scheduled to start the first week in May 2018. Once the schedule of work is provided by the contractor, all residents will be notified so that vehicles parked in the work areas are parked elsewhere.



LOW FLOW CHANNEL INSTALLED

The original drainage channel that was installed between Building 7 and the townhomes has been lifted by tree roots at three locations causing ponding of water. Recently, a low flow channel to allow the water to flow to the J Street Canal was installed and is working well. This simple maintenance effort in effect eliminated the ponding of water. The low flow channel was placed at the low point of the main channel in order to collect and transport the water.

SURFSIDE III FINANCIAL REPORT

Please review the 2018 Financial Report that is available on the Surfside III website and which was sent to all owners. If you have any questions, please contact our Treasurer, Susan Bradley at: susan.bradley268@surfsideiii.com.



COOKIE SWAP Must R.S.V.P.

Friday, December 15th

In our Clubhouse **starting at 5 pm.**

Please bring 2 dozen homemade cookies and leave with 2 dozen (**minus what we eat at the swap**).

Please be sure to RSVP, PageLaPenn@gmail.com so that we are sure to have enough milk and coffee.

PARKING COMMITTEE

At the Board meeting, Page LaPenn was appointed as Chair of the recently formed Parking Committee. If you would like to join this committee, please contact Page at pagelapenn@gmail.com.

RENOVATION REMINDER



Owners are reminded to submit an **Architectural Application** for approval of any modifications to their units such as flooring installation, ceiling fans, security doors, windows and sliding doors, etc. **If the installations do not meet approved standards, the installations will need to be replaced with those that do.**

HOLIDAY DECORATIONS

Just a reminder that you may display Holiday Decorations starting 30 days prior to the holiday and must be removed within 15 days following the holiday. No drilling or nailing may be used to secure your decorations. Any exterior damage caused by your decorations becomes the financial responsibility of the owner to repair.

MAKE A CHILD'S CHRISTMAS A HAPPY ONE

Sponsored by the Port Hueneme Police Department's Police Chief Andrew Salinas. There is a large box in our Clubhouse waiting for your unwrapped children's gift. **Deadline: Friday, December 8th.**



NEWSLETTER SUBMISSION DEADLINE

If you wish to submit something to be published in the next Newsletter be sure to submit by the 25th of the month along with your contact information in case I have any questions. Thank you, Lya surfsideiiiLya@gmail.com




TUESDAY, JANUARY 2ND -
THURSDAY, JANUARY 4TH -
SATURDAY, JANUARY 6TH

PLEASE drop your tree off at the



large **ORANGE** dumpster by the Maintenance Shed. Located next to the RV

parking spaces in the large guest parking lot behind building 1.

The location of the large dumpster is marked in the map below as: 



Please **DO NOT DUMP** your tree in our trash bins



If you find that you have large items that you wish to throw out, place them in the large Commercial sized dumpster located next to the RV parking on the far side of Ebb Tide Circle

● Toddler play area & BBQ picnic area

★ Lighthouse Park is our large recreational area:

- Cardio workout area,
- BBQ picnic area,
- Swings
- Volleyball,
- Basketball
- Play area and
- Dog run.

ON-SITE OFFICE

805-488-8484



MAINTENANCE SHED BREAK-IN

On Thanksgiving eve or Thanksgiving Day, someone hopped the Surfside maintenance shed wall, forced a window open to the cart parking shed, and proceeded to take tools and miscellaneous equipment. If you have information regarding this event, please notify the Office.

DELIVERY SCAM

Sadly, another scam has become popular this holiday season. This one has to do with delivery of alcohol.

You get a phone call setting up a delivery time of a gift that requires the recipient be over 21.

When the delivery person arrives with the gift of alcohol, they ask for a nominal amount (usually under \$4.00) that requires payment using your credit or debit card. Claiming using a credit or debit card is the only proof they have that you are over 21.

They then print your card information along with your security code using a mobile card printer. You sign for the charge and now the delivery person has everything they need to go shopping using your card!

Another reminder to be cautious with your credit information.



BROKEN TREE LIMB

The high winds on Monday, November 27th took their toll on a tree in the atrium behind building 8.

Thankfully no one was injured but it does remind us to be cautious during windy days while walking around our beautiful complex.



Our
SURFSIDE III
Community

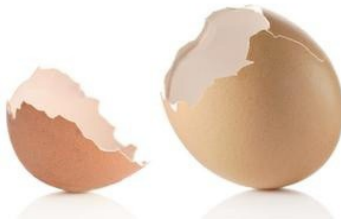
GARBAGE DISPOSAL
Restrictions:

Please limit use of garbage disposals; they do not grind-up excess food and can be the cause of drainage backups.

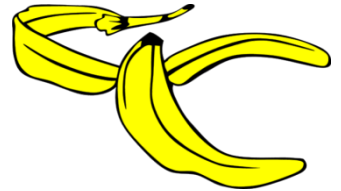
Do not dispose of peels, pasta, rice, coffee grounds, grease of any kind, egg shells, lettuce, fruit cores, cereal, cheese or any solid food item.

If these items are found to be the cause of a backup the association will not be responsible for the repairs in any affected unit.

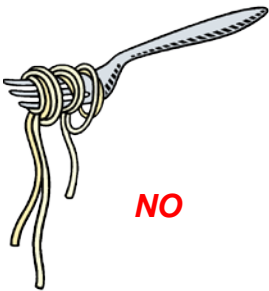
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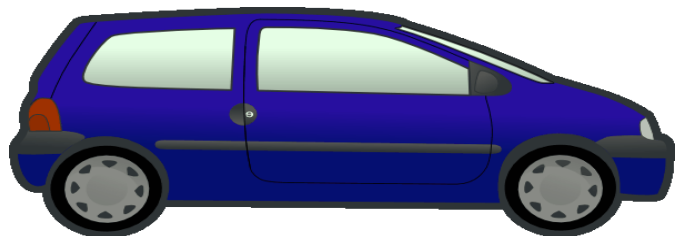


There are people who do their daily and holiday shopping outside your front door and from inside your vehicle!



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**.

NOTICE OF PROPOSED CHANGE TO RULES AND REGULATIONS

ALLOWED PARKING UNDER 72 HOURS  **AFTER 72 HOURS**



Proposed revision to Article IV, Parking and Vehicles, new Section 12

CURRENT

There is no current Section 12. The proposed language below would add a new Section 12 limiting duration of vehicle parking in certain areas within Surfside III.

PROPOSED

12. No vehicle shall be parked in the same spot within Surfside III for longer than 72 consecutive hours. Any unit owner who (or whose family member, guest, tenant, or other resident) parks a vehicle in violation of the preceding sentence shall be subject to any and all remedies available to the Association for violations of the Rules and Regulations, including but not limited to fines. Further, any vehicle parked in the same spot within Surfside III for longer than 72 consecutive hours may be towed by the Association, at the vehicle owner's expense, in accordance with applicable law. **This Rule 12 does not apply to (a) vehicles parked by a unit owner or resident (or a guest of a unit owner or resident) in the covered space assigned exclusively to such unit owner's or resident's unit, (b) vehicles parked by a unit owner or resident (or a guest of a unit owner or resident) in the garage or driveway of such unit owner's or resident's townhouse unit, (c) oversized or recreational vehicles (including, without limitation, trailers) parked by a unit owner or resident (or a guest of a unit owner or resident) in the designated RV parking area, so long as such unit owner or resident otherwise complies with Article IV, Section 10 and has paid all required monthly fees for the applicable reserved space, or (d) a vehicle parked by a unit owner or resident for the duration of a vacation or extended absence from Surfside III (including, without limitation, absence for the duration of military deployment) so long as such unit owner or resident provides the on-site office with prior written notice of such vacation or extended absence from Surfside III, including the beginning and anticipated end dates of such vacation or extended absence, and the make, model, and license plate number of such parked vehicle. Any notice given pursuant to clause (d) of the preceding sentence may be given to the on-site office by U.S. mail, hand delivery, or email.**

RATIONALE

Previous Association rules included a 72-hour limit on parking of vehicles within a particular space in common area and by reinstating this rule it will provide the COA a tool to better monitor the parking of vehicles and it will promote fairness for the use of parking spaces.

This serves as the required 30 day notice prior to a proposed rule change in accordance with Civ. Code §4360(a). The 30 day period will begin December 1, 2017

Please submit comments to the Rules and Regulation Committee via email at surfside3rulesandregs@aol.com. All comments will be collated and forwarded to the Board.

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

Parking Committee – will assist the Surfside III COA Board of Directors on providing recommendations for the fair and equitable management of the limited COA parking. Chairperson: Page LaPenn PageLaPenn@gmail.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

***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 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.

Note new contact email addresses as of 12/1/2017

**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@mylordon.com**

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS:

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

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

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