

# SURFSIDE III

## Community e-Newsletter

December 2018  
9 page Edition

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### [TROUBLE ACCESSING MONTHLY NEWSLETTER?](#)

Most find that if they access our monthly Newsletter on our website: [www.surfsideiii.com](http://www.surfsideiii.com) using a computer they are able to view the entire Newsletter...**BUT** if you are trying to view it using an iPad, iPhone, cellphone etc. you may only be able to see the first page.

At the beginning of each month our onsite office ([monica.sanchez@surfsideiii.com](mailto:monica.sanchez@surfsideiii.com)) sends out the Newsletter with a PDF attachment to everyone who has submitted their email address. If you open that PDF you will be able to view the entire Newsletter on any device.

If you have signed up to receive emails from Surfside III but are still not receiving your Newsletter, please check your spam folder.

### **NEXT BOARD MEETING**

The next Board meeting will be held **December 8, 2018 starting at 10:00 am**. All owners are invited to attend.

### **ANNUAL OWNER'S MEETING**

A total of 120 ballots for the Director positions were submitted, one of which was rejected since it contained cumulative voting.

The results of the votes submitted were: Page LaPenn – 111, Lya Findel – 109, Andy Santamaria – 109, Randy Stokes – 108, Carol Falin – 54, Med Daugherty – 50.

The following positions were approved:

Andy Santamaria, President  
Randy Stokes, Vice-President  
Page LaPenn, Treasurer  
Lya Findel, Secretary  
Carol Falin, Director

It is noted that only 39% of the owners submitted a ballot for the election of Directors.

If the owners wish to approve the new CC&Rs on the first try, 75% of the owners must vote for their approval.

## NOVEMBER FINANCIAL REPORT

Current total cash is \$1.2 M, with \$290K in the Operating Account and \$906K in the Reserve Account. Certificates of Deposit, which are included in the calculation for total cash, are \$745K. The term of the four CDs are 3 months, 6 months, 2 year and 3 year. For further info, please contact the Treasurer at [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com).

## SANTA ANA WINDS

October/November brought the Santa Ana winds which caused some tree damage to Lighthouse Park.



## GRAFFITI

There were instances of graffiti being placed on the Surfside III maintenance shed and in the Clubhouse men's bathroom. If anyone has any information regarding this, please contact the Office.



## **BUILDING 2 – PLANNED WATER LINE RE-PIPING PROJECT**

In the last several months, there have been four pinhole water leaks in the attic horizontal pipe in Building 2 which have caused damage to several units. Over ten years ago, the existing water lines in the buildings started leaking. A major project was completed at that time whereby all water lines were treated with epoxy to seal the water lines from the inside. This type of treatment usually lasts about ten years. It has been determined that epoxy coating cannot be used on these water lines so they will need to be replaced.

At the November Board Meeting, it was decided to pursue a water line re-piping project for Building 2. A qualified contractor will replace the horizontal supply line in the attic. The vertical water lines will continue to be observed for leaks. More information will be made available as the project proceeds.

The cost of the project has not been determined at this time.

## **SUCCULENT GARDENS**



As one walks in the complex, one can see the many succulent gardens that have been created at selected sites. Not only do the gardens provide a view of a variety of plants but the gardens also reduce the irrigation needs of the COA.

Residents are asked to direct their dogs to the various lawn areas for their pet's bathroom needs and to not allow the pets to enter the gardens. Damage to the plants can occur. Signs have been placed at some sites to remind owners to assist in caring for the gardens.



## **HOMEOWNERS/TENANT INSURANCE**

The damage caused by the recent fires show the need that unit homeowners should have insurance to cover the cost of repair/replacement of the interiors of their units due to fire, flood, etc. Tenants should also carry insurance to cover the cost for repair/replacement of their personal belongings.


**HOLIDAY DECORATIONS**

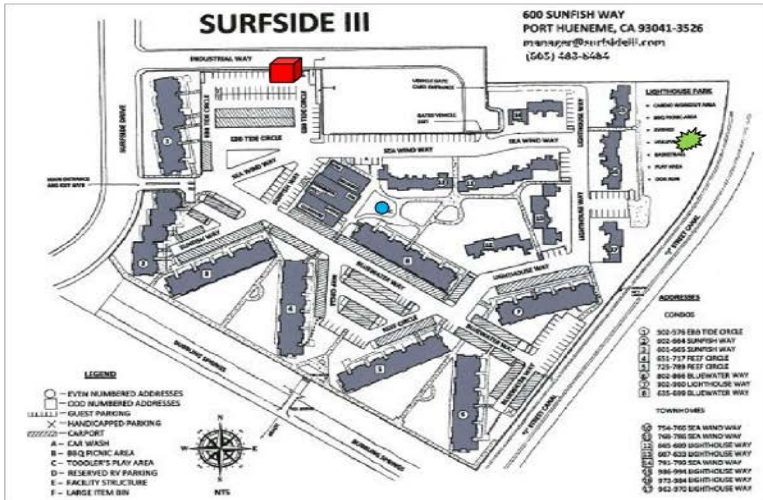




Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences using plastic ties but they will need to be removed by January 8, 2018.

Christmas trees placed in the large dumpster will be picked up by the city on December 31<sup>st</sup>



January 7<sup>th</sup>, and January 10<sup>th</sup>. Located in area in  red



  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



**PLEASE DO NOT USE THE SMALL DUMPSTERS FOR HOLIDAY DISPOSAL.**

## **THE OWNERS CORNER:**



Several residents are continuing their tradition of a “**cookie exchange**”. They will be holding it in the lobby closest to our office on Saturday, December 8<sup>th</sup> following the COA open session (11:30am).

**Everyone is invited.** Those that bring 2 dozen cookies will be able to take home 2 dozen assorted cookies....minus the ones they eat on site. 😊

Those that don't bring cookies are welcome to enjoy the extra treats that will be available.

Coffee and milk will be provided.

## **ODOR COMPLAINT FORM**

Residents have been noticing more than the usual odors coming from the City of Oxnard Wastewater Treatment Plant, the paper mill company or the onion processing site all of which are located in the City of Oxnard. The various entities have been notified about these odors including staff from the City of Oxnard and the City of Port Hueneme. The Ventura County Air Pollution District staff has been provided an entry code to Surfside III so that they can enter at night, when the odors seem to be more prevalent, and take measurements and samples.

To assist in identifying where the odors are coming from, please contact the City of Oxnard at 805-488-3517 from 8:00 am to 5:00 pm Monday to Friday; 805-797-7598 after hours to file an odor complaint. The Odor Complaint Form is included for your use.

Additionally, the following web address contains a form that you are able to submit online.

[https://docs.google.com/forms/d/e/1FAIpQLSceSOM2j0v\\_tA62M\\_G6h7JSs1fqE8\\_vdPMa58-LOQdhkBgxMw/viewform](https://docs.google.com/forms/d/e/1FAIpQLSceSOM2j0v_tA62M_G6h7JSs1fqE8_vdPMa58-LOQdhkBgxMw/viewform)

Please take the time to complain if you want things to change.



# ODOR COMPLAINT FORM

Odor Hotline Number  
(805) 488-3517 (M-F; 8 am to 5 pm)  
(805) 797-7598 (After Hours)  
(805) 488-2036 (Fax)

### A – Name

Name

Telephone Number

Signature

Date

### B – General

Where were you when you smelled the odor?

Location

Time a.m./p.m.

Duration hours

mins.

### C – Intensity Rating

Check the appropriate boxes

Intensity Scale  
Choose one

1	2	3	4	5	6	7	8
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very faint		Light		Moderate		Very strong	

### D – Odor Description

Check the appropriate boxes

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Ammonia           | <input type="checkbox"/> Chemical/Solvent   | <input type="checkbox"/> Decaying Grass |
| <input type="checkbox"/> Burnt/Smoky       | <input type="checkbox"/> Earthy/Moldy/Musty | <input type="checkbox"/> Rotten Egg     |
| <input type="checkbox"/> Cabbage-like      | <input type="checkbox"/> Fishy              | <input type="checkbox"/> Turpentine     |
| <input type="checkbox"/> Sewer/Sewage-like | <input type="checkbox"/> Manure             | <input type="checkbox"/> Woody          |
| <input type="checkbox"/> Other _____       |   |   |

### E – Weather Conditions

Check the appropriate boxes

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Sunny                | <input type="checkbox"/> Calm                      | <input type="checkbox"/> Strong Wind (15+ mph) |
| <input type="checkbox"/> Overcast             | <input type="checkbox"/> Light Breeze (1-5 mph)*   | <input type="checkbox"/> Humid                 |
| <input type="checkbox"/> Temperature _____ °F | <input type="checkbox"/> Moderate Wind (5-15 mph)* |  |

\*If you checked this box, please provide wind direction in check boxes below:

Wind Direction  
Note direction wind is blowing from

- |                                |                                    |                               |                                    |
|--------------------------------|------------------------------------|-------------------------------|------------------------------------|
| <input type="checkbox"/> North | <input type="checkbox"/> Northeast | <input type="checkbox"/> East | <input type="checkbox"/> Southeast |
| <input type="checkbox"/> South | <input type="checkbox"/> Southwest | <input type="checkbox"/> West | <input type="checkbox"/> Northwest |

### F – Miscellaneous Notes

For questions regarding this form, please contact the City of Oxnard at (805) 488-3517 during business hours, Monday through Friday, 8 a.m. to 5 p.m., or (805) 797-7598 after business hours. This form can be downloaded from the City's website at [www.oxnard.org](http://www.oxnard.org).

Odor Complaint Form

## 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.

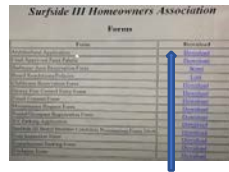
Forms are available online at: [www.surfsideiii.com](http://www.surfsideiii.com)



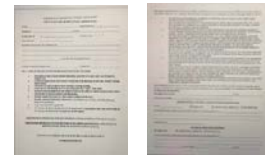
Click on:  
"INFORMATION"



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: **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.