

SURFSIDE III

Community e-Newsletter

December 2019
15 page Edition

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*Surfside III Board of Directors and staff wish all residents a
"HAPPY HOLIDAY SEASON".*

DECEMBER BOARD MEETINGS*

***DECEMBER 7, 2019 - Annual Board Meeting** will start at **10:00 am**. A regular Board meeting will be held concurrently with the annual meeting.

- **Election Ballots**

- The ballots for Directors will be counted at this meeting. The five candidates running for office are the existing incumbents. If you have not received a ballot, please contact the Office 805-488-8484 or ssiiioffice@gmail.com.

- **Covenants, Conditions & Restrictions (CC&Rs) Ballots**

The CC&R ballots will also be counted at this meeting. If you have not submitted your ballot as yet, please do so as soon as possible. If you need assistance in this process, please contact the Office at ssiiioffice@gmail.com.

***DECEMBER 14, 2019** - Regular **Monthly Board Meeting** will start at **10:00 am**.

APPROVED BUDGET

At the November 9, 2019 Board Meeting, the 2020 Assessment dues were set at **\$459/unit/month**.

Operating Expenses

Maintenance	\$70
Staff	\$52
Insurance	\$50
Contracted Services	\$27
Administration	\$20
Taxes	<u>\$5</u>
	\$224
<u>Loan</u>	\$155
<u>Reserve Funding</u>	\$91
<u>Total =</u>	\$470

2020 Assessment = **\$459** (dues) + \$11 (other revenue) = **\$470**

The increase in assessment per unit per month is **\$31** which is a 7.24% increase.

The assessment shown above does not reflect the utility costs the City charges which are about \$139/month.

Why such an increase?

In 2019, the COA spent **\$93,300 to replace 51 town home main circuit boxes** due to safety concerns. This funding was not included in the 2019 budget or in the Reserve Study.

The COA also spent **\$24,000 to clean the condo and town home dryer ducts** due to potential fire hazards. This funding was not included in the 2019 budget or in the Reserve Study.

The **Bridge Repair Project** (engineering plans are in the City/County Permit process) estimated to cost **\$100,000** was partially funded with \$10,000 in the 2018 Reserve Study. The bridge was originally scheduled to be repaired in 2010 to correct some structural deficiencies.

The **2018** Reserve Study showed that the projects to be done would cost **\$3,834,734**. For the **2019** Reserve Study, additional projects were added and other major project costs were updated to reflect 2019 costs. For 2019, the Reserve Study shows project costs to be **\$5,950,520**, an **increase of \$2.1 million dollars**.

The replacement of the **main sewer lines under the condo buildings was added at a cost of \$1.4 million dollars**. The replacement of the **condo units' main circuit boxes was added at a cost of \$306,000**. The replacement of the **carport aluminum covers was added at a cost of \$258,000**. The replacement of the **COA's main electrical junction structure was added at a cost of \$60,000**.

FINANCIAL INFORMATION IS AVAILABLE ON BOTH WEBSITES

Owners who are interested to see the monthly COA financial activities can go to **surfsideiii.com**, then click on the "Information" button, then click on the "Financial" button, then click on any month in the "Monthly Financials" section, or you can view them on the **surfsideiii.org** site by clicking on "Financials" on the homepage. Once the monthly financial section is open, one can view the balance sheet, reserve status, operating statement, YTD operating statement, YTD actual vs annual budget, checks written, general ledger details, and other information.

RIGHT REASONS FOR RAISING COA DUES – HOA Resources Article

The community association's board of directors is elected by fellow homeowners to make decisions for the well-being of the community, including how the community's finances are managed.

Regulations in every state require that homeowner associations and condominium associations maintain at least **two accounting budgets**: (1) an operating budget to cover all expenses associated with the functioning of the community, and (2) a reserve budget to pay for planned projects down the line.

The annual projection of these budgets, which is determined by the board with the help of professionals such as property managers or accountants, forms the basis for owner assessments — aka HOA or condo dues.

There is a prevailing notion that keeping dues flat means a board is doing a good job. But raising dues doesn't necessarily mean a board is falling short. There are valid instances where raising dues is the right decision for the long-term health and prosperity of the community.

Keeping up with costs

Even the most financially savvy board can't avoid raising association dues forever — nor should it. At the very least, a community's operating budget needs to keep up with inflation and rising costs for the services and amenities provided by those dues.

Incrementally raising dues can help ensure there is sufficient flow of funds into the operating budget in anticipation of rising costs. Though associations save money in a separate reserve account, legally those funds can be used only for planned projects, not to cover operating budget shortfalls.

Maintaining artificially low dues might appease residents in the short-term but will inevitably catch up with an association. Boards might be forced to hit homeowners with a large increase all at once, evaporating any goodwill that was built up while dues were kept flat.

Planning ahead

Reserve funds are set aside and earmarked for proposed large-scale maintenance, replacements and repairs and strategic capital improvements — such as renovations or upgrades — to enhance the appeal, value and livability of the community. Budgeting for reserves requires foresight to realize that price estimates for a major project today probably will not be the same next month or next year.

The Community Associations Institute's 2018 Statistical Review reported that, nationwide, associations collected \$96.3 billion in regular assessments and contributed \$27.3 billion to reserves.

Yet, industry sources cite that over 70% of community reserves are underfunded, primarily because monthly dues are not adequately allocated to the reserve budget. As a result, associations might need to issue special assessments to supplement funding for projects or postpone or cancel them altogether.

Incrementally raising dues to allocate adequate contributions to the reserve account provides boards the fiscal maneuverability to turn expectations into realities in due time without the financial burden on homeowners that can come from imposing a special assessment.

Striking the right balance

Today's homebuyers are more knowledgeable about association finances than ever before. For example, learning of an association's penchant to levy special assessments could detract potential homebuyers from joining that community. So too could a trend in double-digit dues increases, which could be interpreted to mean the association isn't financially sound.

And, although a historically flat budget could be easy on the homeowner's pocketbook, it might be at the expense of enriching the overall community with every passing year.

Board members have a challenging task in striking a balance between containing costs to help maintain steady assessments and making conscientious investments to enhance the community. Nevertheless, association budgets are at their healthiest in recent memory, allowing many associations to continue investing in their amenities and assets — including landscaping and capital projects — that, in turn, positively impact property values and resident lifestyle.

Such strategic investments can be achieved only by boards that regularly and accurately evaluate the state of their association's finances, including whether the level of homeowner dues is adequate to achieve short-term and long-term community objectives.

Communicating the decision

Raising dues isn't something board members enjoy doing, but effectively communicating about it can make it significantly less painful. Transparency is critical in coming up with a realistic budget and conveying the necessity of an increase. Tangible community benefits must be clearly illustrated and supported with facts and figures.

It's also important to collaborate with the property manager to share their plans and decisions with homeowners through all available communication channels frequently and with plenty of time to have dialogue with homeowners.

No board wants to raise dues. But if done responsibly, associations can strengthen their financial footing and avoid alternatives that could have a greater financial impact on homeowners.

Board members should know that contemplating raising dues is a fiduciary responsibility that homeowners can come to accept with proper communication and an understanding of the advantages to their community in the long run.

RECENT WIND DAMAGE

the extra strong winds during the Santa Ana winds damaged some of the existing Trees along the J Street Canal in Lighthouse Park.



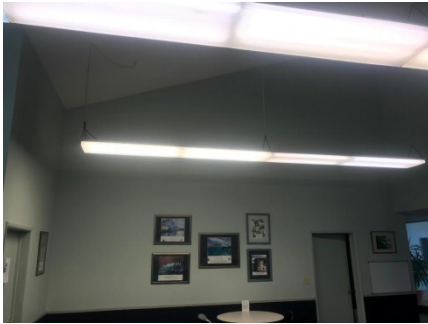
BRIDGE REPAIR PROJECT

This project is still in the City of Port Hueneme Permit Department And the Ventura County Permit Department undergoing review. Once the plans are approval and all permits received, then the repair Of the bridge can start.



ONGOING MAINTENANCE PROJECTS

Replacement of carport storage boxes



Replacement of a few light ballasts in the Clubhouse



Replacement of trash enclosure doors



Condo steps repairs



Replacement of pool heater

WATER LINE REPAIR PROJECT

Recently, a portion of a condo main water line in the attic needed to be repaired since one of the main valves had failed and had started leaking water. This is the type of project that cannot be delayed due to the damage a water leak can cause to the units below.

The repair time estimate of three hours provided to the residents was deemed to be sufficient. Once the work started, the project grew more complex due to the age of the pipes and connections. The work was not completed until 5:00pm that evening which caused an inconvenience to the residents.

Surfside III is sorry that this event caused an impact to some of the residents.



IRRIGATION LINE REPAIR

In years past, a main water irrigation line was installed which provided water to one-half of the irrigation valves in the complex. When trees were planted, a tree was inadvertently planted near the irrigation line. Now that the tree has matured and grown, its trunk cracked the irrigation line which was then repaired.

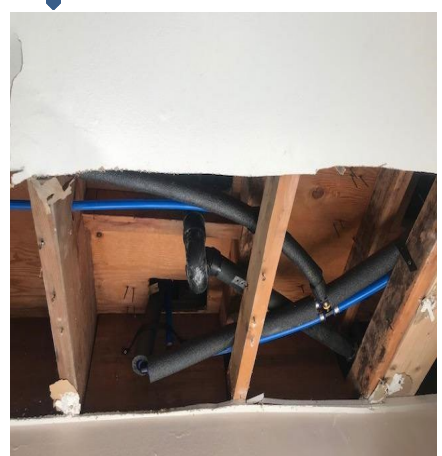
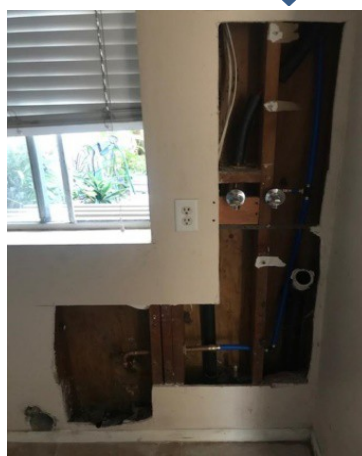
TOWNHOME WATER LINES REPLACEMENT

Residents in a town home were noticing that the water pressure in both the hot and cold, water lines was reduced to such a level that water was just trickling out of the upstairs shower and from the sink faucets in the bathrooms and kitchen. An investigation was made, and it was determined that some of the epoxy in the water lines had broken loose from the inside of the pipes and had accumulated in the various pipe bends causing obstructions. Attempts were made to dislodge the epoxy, but the process did not work. Both the hot and cold, water lines were then replaced which has now resulted in excellent water pressure. The next step is to install drywall in the areas that were removed in order to install the new pipes.

Ceiling view ↓



Wall views ↓



WHO PAYS?

Resident: Plumbing cost to remove hair or other products from shower/tub drains; unplugging stopped up toilets; leaking faucets and turn on/off valves; toilet gaskets; broken doors or door handles/locks; broken windows and their screens; electrical wall switches; etc.

COA: Repair/replacement of water and sewer pipes in the wall; cracked sidewalks; railing maintenance; street repairs; etc.

CITY OF PORT HUENEME WATER RATE MEETING

December 18, 2019, Wednesday at 6 p.m. an **Information Session** for all interested parties will be held by the City of Port Hueneme at the City Hall.

Posted on: November 7, 2019

2020 Water Rate Changes



The City of Port Hueneme operates a vital water system that provides our customers safe, reliable drinking water.

We have a long-term plan to stay on top of infrastructure needs, encourage conservation and ensure an affordable, reliable water supply. As we invest in a secure water future for the community that relies on us, changes to the way your water bill is calculated are needed.

Under the proposed new water rate structure in 2020:

- Approximately 70% of our customers – those who use less than 7 HCF (hundred cubic feet) – will experience lower water bills in 2020.
- Customers who use more than 7 hundred cubic feet will see an increase in their water bill compared to the current rate structure.

To learn more about how we came to this new structure, how it encourages water conservation and enables the critical infrastructure improvements we're planning in the future, join us at one of two information sessions we're hosting in the coming weeks:

Information Session

Wednesday, November 20, 2019 | 6 p.m.

City Hall, 250 N. Ventura Rd.

Information Session

Wednesday, December 18, 2019 | 6 p.m.

City Hall, 250 N. Ventura Rd.

Please note: Identical information will be presented at each session.

OCTOBER WATER USE

The more water is used, the higher the assessment will be. The following shows the water use per condo building for the October billing:

Building 1 = 212, 447 gallons

Building 2 = 105,475 gallons

Building 3 = 150,358 gallons

Building 4 = 79,294 gallons

Building 5 = 124, 177 gallons

Building 6 = 102,483 gallons

Building 7 = 137,642 gallons

Building 8 = 160,083 gallons

Based on the water used, it is recommended that the residents of Building 1 check their toilets for water leaks, which is the most common cause of high water use.

BICYCLE ROOM CLEANUP



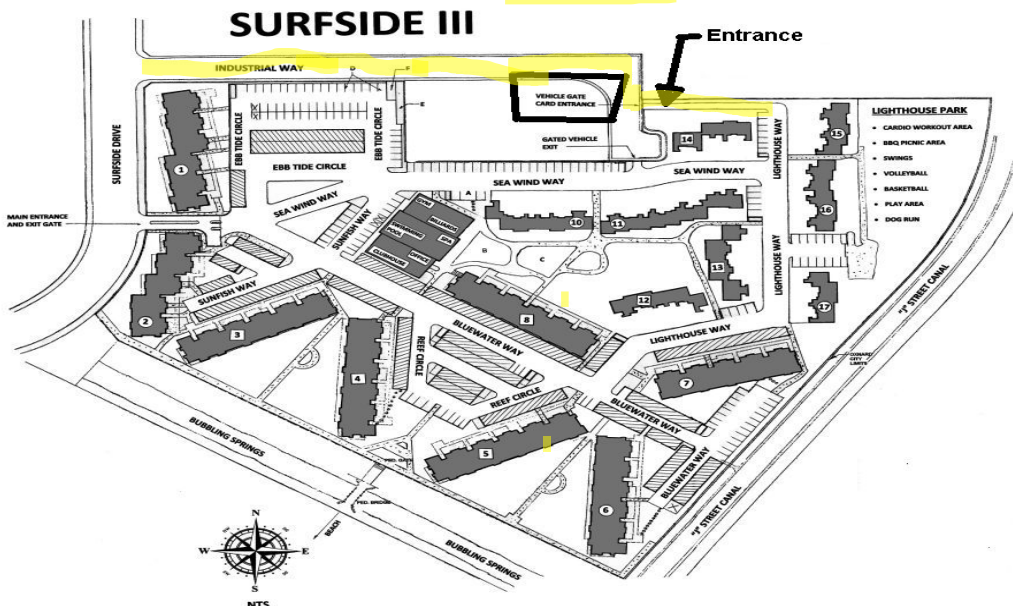
In January, staff will inspect all bicycle rooms. Bicycles that do not have a tag showing name, unit number and telephone number will be removed and stored for one month. If the owners do not claim them, the bicycles will be donated in February.

What has occurred is that some residents have moved away and have left their bicycles in the rooms thereby limiting others from using the space.

FRONT ENTRANCE GATE

Visitors/residents to Surfside III should refrain from trying to push open the entrance gates by themselves or with their vehicles. The motor gears in the control box will freeze and jam and the gate will not open. At the same time, other residents will not be able to use the main front entrance unless they use the visitor's gate. Once the motor is jammed, a repair person needs to repair it, which costs money which is reflected in the dues.

If the gate is not operating, residents can use the **Industrial Way** entrance if they have a gate clicker.



RADAR SPEED SIGN INSTALLED



CITY OF PORT HUENEME PUBLIC WORKS DEPARTMENT

Funded with



This week, as part of Public Works continuing program of traffic safety and in light of the recent truck accident, the Public Works Streets crew installed a radar speed sign on west bound Port Hueneme Road. Since March 2017, the Public Works team has now installed 8 new radar signs for a total of 9 in the City. The others are located as follows;

Two on south bound Ventura Road (one just south of Channels Islands Blvd. and the other just south of Pleasant Valley Road

- Two on Surfside Drive (South bound on surfside just South of Hueneme Road, the other east bound near Lot A)
- One on west bound Pleasant Valley Road before the elementary school.
- One on west bound Channel Islands Blvd. before Lido
- One on South bound Patterson Road
- One on Cross Jack just past Sea Side.

Radar Speed Signs are traffic calming devices designed to slow speeders down by alerting them of their speed. They are being used across the country, and around the world, because they have proven to be effective at slowing speeding drivers down. Tests have demonstrated the following:

- Speeders slow down up to 80% of the time when alerted by a radar sign
- Typical speed reductions are 10-20%.
- Overall compliance with the posted speed limit will go up by 30-60%.
- Radar speed signs are particularly effective at getting “super speeders”—speeders driving 20 mph or more over the posted speed limit—to slow down



ARTICLE FROM HOA RESOURCE GUIDE

With more than 73 million Americans living in homeowners associations, it is important for residents and the board members who govern these communities to recognize the difference between a service animal and an emotional support animal.

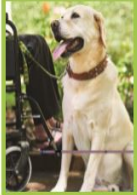
As condominiums and homeowners associations nationwide continue to see an increase in accommodation requests for assistance animals, homeowners associations, their residents, and individuals with disabilities need to be protected.

Homeowners associations are required by the federal Fair Housing Act (FHA) to make reasonable accommodations for people with disabilities who request an assistance animal. Any animal that provides emotional or physical benefits to an individual can be an assistance animal. There is no training requirement. The FHA is enforced by the Department of Housing and Urban Development.

The Americans with Disabilities Act (ADA), a federal law, applies to homeowners associations that have places of public accommodations, such as golf courses, swimming pools (used by the general public), and restaurants. The ADA regulates service animals, which are only dogs or miniature horses that have been specifically trained to work or perform tasks for individuals with disabilities.

CAI’s new public policy seeks to harmonize the rights of individuals with disabilities who benefit from assistance animals with the need for HOAs, condominiums, and housing cooperatives to adopt rules pertaining to assistance animals.

Assistance Animals & Community Associations

	Definition	Applicable state/federal laws	Registered or certified	Required training	Training to assist one person	Must wear a leash or vest identifying the animal <small>*May be required by a community association</small>	Primary function to provide emotional support through companionship	Provide emotional support and comfort to many people	Allowed by Federal law (Air Carrier Access Act) to accompany handler on flights	Allowed by Federal law to accompany handler in restaurants, stores, movie theaters, etc.	Allowed by federal law to stay with people with disabilities in community associations that have "no pet" policies
 <p>service animal dogs; in some cases, miniature horses</p>	Specifically trained to work or perform tasks for individuals with disabilities	Americans with Disabilities Act (ADA) and Fair Housing Act (FHA)		✓	✓	X	X	X	✓	✓	✓
 <p>therapy animal any animal</p>	Provides psychological or physiological benefit to individuals or groups in a clinical environment	State and local laws	X	X	X	X	X	✓	X	X	X
 <p>emotional support animal any animal (with exclusions)</p>	Provides comfort for people with disabilities	Fair Housing Act (FHA)	X <small>(reliable documentation from a physician, psychiatrist, etc. may be requested under FHA)</small>	X	X	X	✓	X	✓	X <small>Check state and local laws.</small>	✓ <small>Reasonable accommodations required under FHA.</small>

BEAUTIFICATION COMMITTEE PLANTING DAY



All residents are invited to participate in the Beautification Committee Planting Day on **January 25, 2020.**

Please mark your calendars for this fun event.

SECURITY AND SCREEN DOOR MAINTENANCE

Rusting metal security and screen doors need to be maintained by using a good metal paint.

Placing newspapers on surrounding surfaces will prevent paint overspray. Holding the newspaper in place with some masking or household tape, will help in keeping the surrounding surfaces free from the paint.

DO NOT use packaging tape or duct tape to secure the newspaper, as they will cause damage to the front door, and surrounding walls. If your unit is on the second or third floor of the condos, the blue walkway surfaces will be damaged if you use packaging or duct tape to secure the newspaper.

This simple method will keep the complex looking in good condition.



Before



After

HOLIDAY DECORATIONS

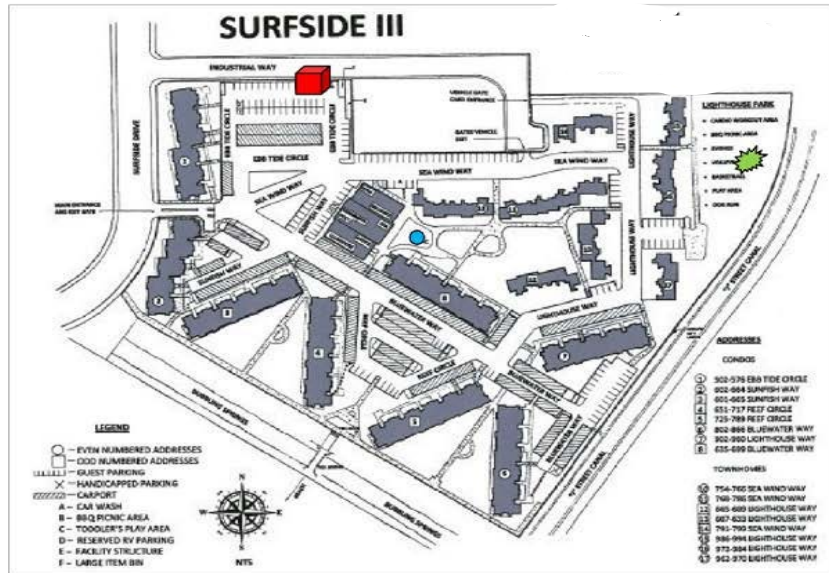


Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences using **plastic ties** but they will need to be removed by **January 8, 2020**.

Christmas trees placed in the **large dumpster** will be picked up by the city starting **January 6th thru January 13, 2020**.



The dumpster is located in area marked with the red box on the map below.



-   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.

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.... 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

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

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***

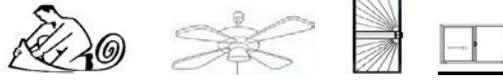
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

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:

***Jennifer Gannon our Customer Service Representative at SSiiiOffice@gmail.com**

ARCHITECTURAL APPLICATION REQUIREMENTS



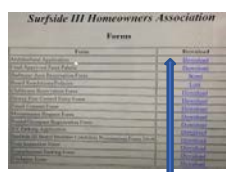
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved Architectural Application, the Board may require that they be removed and the site returned to its original condition.



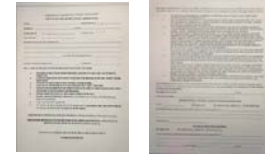
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: www.surfsideiii.com or you may get the required 2 pages from 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** in your unit the **law** states the following: Rule 1403. **Asbestos emissions from demolition/renovation activities** (Adopted 10/6/1989, amended 4/8/1994, amended 11/3/2006, amended 10/5/2007) (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.

**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.

SURFSIDE III CONDOMINIUM ASSOCIATION CONTACT INFORMATION

as of October 1, 2019

ON-SITE OFFICE

600 Sunfish Way, Port Hueneme, CA 93041
(Entrance located in back of Clubhouse...closest to building 8)

1-805-488-8484

SSiiiOffice@gmail.com

ON-SITE OFFICE HOURS:

Monday – Friday

7:30 a.m. to 11:30 a.m. - 12 Noon to 4 p.m.

MANAGEMENT COMPANY:

Lordon Property Management

(Handles all billing, escrow, insurance and collections matters)

1275 Center Court Drive, Covina CA 91724

manager@surfsideiii.com

1-800-729-5673

AFTER HOURS - NON-LIFE THREATENING - CAMPUS PROPERTY EMERGENCY NUMBERS

(example would be sprinklers flooding property)

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921