

# Surfside I

199 E. Surfside Drive, Port Hueneme, CA 93041

Phone 805-488-3304 Fax 805-986-4603

Email: Surfside1hoa@gmail.com

## MAY 2018

On-Site Office Hours: 9:00 am – 5:00 pm, Monday, Tuesday and Thursday. Closed for lunch.

### **General HOA Maintenance and After-Hours HOA Maintenance Emergencies:**

Contact: **ABC-BUILDS AT 1-877-600-4940**

Surfside I website: **[www.anchorcommunitymgmt.com/SurfsideI.htm](http://www.anchorcommunitymgmt.com/SurfsideI.htm)**

#### **Board of Directors**

Lynn Buck	President
Bob Bromber	1 <sup>st</sup> Vice President
Open Position	2 <sup>nd</sup> Vice President
Kathleen Gavin	Treasurer
Donna Holbeck	Secretary

**Archon Security-1-800-274-5717 (7:30 PM-4:30 AM)**

**Centralized DirecTV System-1-800-801-1145**

#### **On-Site**

Property Manager – Dianne Ramirez  
Office Phone (805) 488-3304  
Office Fax (805) 986-4603  
E-mail: **[surfside1hoa@gmail.com](mailto:surfside1hoa@gmail.com)**  
Maintenance – Jesse Vaca and Josh Garcia

**PHPD non-emergency (805) 986-6538**

#### **Next Board Meeting:**

**Monday May 21, 2018 at 6:00 PM**

#### **Anchor Community Management**

Phone: (805) 388-3848 – Julie: ext. 2

Fax: (805) 388-0856

### **RESCUE MISSION DAY OF DONATION FOR ALL SURFSIDE I RESIDENTS!**

Some of you have asked for a way to get rid of items you don't need anymore and now you have your opportunity to do this and donate to a great cause – helping our Veterans! An owner at Anacapa View Condos is organizing these events for each of the Surfside complexes and the date of ours is Friday, May 25<sup>th</sup> with drop off between 10 am – 2 pm. The drop off location will be near the car wash area by the exit gate. A flyer is on the bulletin board and will also be emailed to all of you with a list of acceptable items you can donate and what can't be donated. Please help make this a successful event by starting to box up your gently used items so they can be ready to donate for this event. And please remember that this is for Surfside I HOA residents and owners only. If you have questions, please email [info@pohulocal.com](mailto:info@pohulocal.com).

### **ANNUAL PREVENTATIVE PLUMBING MAINTENANCE PROJECT TO START SOON!**

As many of you already know, the HOA does annual preventative plumbing maintenance by cleaning all of the plumbing lines and it's time for this project to start for this year. This project involves entering the lower floor condos that have a plumbing cleanout installed in their main hallway across from the kitchen so that the lines connected to that cleanout can be thoroughly cleaned. ABC-Builds is overseeing this project and should not need to enter most 2<sup>nd</sup> level condos but occasionally they might need to enter for a few minutes to flush toilets and run water in the kitchen sink. Notices will be sent out shortly to the owners and residents of the first group of condos to be cleaned so that you can allow access for this project (the office will send an email and post a notice approximately one week in advance of each set of condos to be cleaned). We appreciate the cooperation of all of the residents while working on this very important project. The cleaning of the lines will not eliminate all possibilities of leaks but will certainly be a huge help in this area. There are many other causes of leaks, though, including hot water tanks that leak, broken pipes, overflowing toilets etc. so please remember that per the CC&R's Resolution #100-Water Damage, ***you are responsible for checking your condo at least every 7 days*** so that if there is a leak, it can be found and reported within a reasonable amount of time.

# HAPPY MOTHER'S DAY!

### **NOTICE OF APPROVED VEHICLE RULE VERBIAGE CHANGE**

All vehicles registered to current residents and parked inside the complex must prominently display a Surfside I HOA parking pass, be street legal and operational with current DMV tags and license plates.

### **NOTICE OF APPROVED ARCHITECTURAL STANDARDS**

The approved Architectural Standards for entrance doors and screen doors are posted on the bulletin board, on the HOA website and are being emailed or mailed to all owners. Please contact the office with any questions or a copy of the standards.

### **ALL EXTERIOR STUCCO IS COMMON AREA INCLUDING PATIOS & BALCONIES**

Just a reminder that all exterior stucco is considered "common area" so nothing personal can be attached to it. Please do not attach hooks, plant hangers, nails or anything else to the stucco on your patio or the stucco on the underneath part of the patio above your patio or on the railings. If there were already hooks there when you moved in, they should be removed since they cannot be used. If you already have items hanging from those hooks, please remove them. You can let the office know if they were already there so that maintenance staff can come remove them. Thank you for your help in keeping the stucco free of damage from these items.

### **ALL CONCERNS, COMPLAINTS & SUGGESTIONS NEED TO COME FROM THE OWNERS**

We thoroughly appreciate and respect all residents whether they are an owner or tenant but per the CC&R's, when it comes to HOA related issues, those items need to come from the owners. If you are a tenant and have a concern, complaint, suggestion, a violation to report, etc., please always filter those through your owner or property manager so that they can present it to the office. This includes anything verbal and/or written. And all items need to come **IN WRITING** directly through the office from the owners rather than communicating directly to the office staff or a board member. If it is urgent, you can call the office first but it must be followed up by a written request from you and your landlord. Our "all volunteer" board members work hard and do a fantastic job of representing the HOA but they appreciate the same peaceful enjoyment of this community as all other residents do. They are "off the clock" when not at a board meeting. .

### **EVERYONE DESERVES PEACEFUL ENJOYMENT OF THEIR CONDO**

If you find that a neighbor is causing you to not have reasonable "peaceful enjoyment of your condo", please try to work it out peacefully and tactfully with your neighbor before coming to the HOA with a complaint. Most neighbors are reasonable and do not realize until you tell them that they are walking too heavily with loud shoes on, that they are playing their music too loud, or that loudly grinding their coffee at 5 am is waking you up. Voices carry very loudly between condos as well, especially while sitting on the patios or balconies. Please try to handle your issues with your neighbor first but if that does not work or you aren't comfortable with approaching your neighbor, you can notify the office **IN WRITING** so they can address it with your neighbor and/or you can fill out a violation complaint form and turn it into the office. And as stated in the previous article in this newsletter, please go through your landlord for these issues or at least copy them on your email as they need to be involved. We can then take the proper procedures to try to resolve the issue. If you are the person living upstairs, please do try to take shoes off when entering your condo if you don't have soft soled shoes on. If you have a dog or child that runs back and forth on the floor or up and down the stairs, please know that the noise carries immensely to the lower units so they need to do their running outside. Or if you love freshly ground coffee in the very early morning, maybe grind it the night before. But as a lower floor resident, please remember that it's normal to hear some noises from the condos above you – that's just a part of being on the ground floor. This "peaceful enjoyment" also includes the parking lot so when entering and leaving the complex please turn down your car stereo to a decent level. We all live in very close quarters so please always try to be considerate of the people who live around you.

### **PLEASE DO NOT LEAVE FOOD OUT FOR THE ANIMALS!**

The office has received complaints about residents who are leaving food out for the stray cats (or their own cats!) and this is becoming a big issue in the complex. Please **DO NOT** leave any food or water on the walkways or your patio or balcony for any reason as this can attract other animals that we do NOT want in the complex, i.e., rats, raccoons, possums, etc.