

SURFCREST ONE

2007 Board of Directors

Ben Clark - Vice President - 1 vote
Linda Cleary - Treasurer - 6 votes
Kelley Duarte - Secretary - 35 votes
Joel Parker - Member at Large - 29 votes
Tom Sizlo - President - 50 votes
Steve May - Graciously declined with 5 votes

We'd like to thank Sheri Kasabian for her many contributions on the Surf One board. She will remain on the Corp Board.

NOTE: If homeowners wish to contact the Surf One board members, please e-mail GWPMINC@aol.com or attend the Homeowners monthly meetings.

General Info

Surf One Homeowner Meetings are the 4th Wed of every month at 6:30PM. Huntington Beach Library, Room E.

Golden West Property Management
Jan Standish
(714) 220-5920 Ext. 120 (Patti)

For Architecture Review forms (patios, windows, exterior lights) e-mail request to GWPMINC@aol.com

ALL EXTERIOR MODIFICATIONS TO YOUR UNITS REQUIRE AN ARCHITECTURE REVIEW

Around the Complex

Looking good.....

THE MAJOR MAINTENANCE PROJECTS CONCLUDE

All of the major building maintenance projects, started last September, are now complete. The building painting was finished up with Action Painting tackling all of the items reported by the Homeowners' and Association's inspections. The original building finish was porous, color mixed stucco that allowed dirt to stick to the building. The new paint coat over the stucco will not allow the dirt to get trapped in the stucco and when dirty, can be washed clean.

The new raised deck coatings replace the original flexible deck system that was subject to cracking and nail protrusions with an epoxy/cement surface that will be much more durable and long lasting. Periodic maintenance by the Association will still be necessary and is planned for a 4 year cycle. Roof maintenance was extensive and required the replacement of over 25% of the roof metal components and the Galvanized Metal gutters on the first 4 buildings to be constructed. This was all a result of extensive rusting due to our salt air environment. It is anticipated and planned to replace the remaining roof components over the next 8 years and also replace the Aluminum gutters on the remaining 9 buildings when we paint the buildings again in 2015. (Surf Two also has the original 'models' building with Metal gutters and you see that building's roof and gutters also getting extensive repairs.)

The final touches to rust proof the buildings were the replacement of the fire extinguisher boxes with stainless steel units and the replacement of the metal utility room doors with vinyl.

Now that these projects are complete here are a few reminders;

1. Please make sure your deck and patio plants and furniture are all brought back out of the common areas and onto your property.
2. If you place planters or decorations on the perimeter walls and/or deck, make sure that run off or rusting does not stain the surface underneath. The use of saucers under planters and rubber pads under anything heavy can sure help the life and looks of the walls and your deck. The new decks are more rugged but still can be scrapped or stained.
3. Give your entry and garage doors a periodic wash off to get the ocean salt off and to keep them looking new and long lasting. Remember that these doors are fiberglass or vinyl and abrasive cleaners should not be used. But to get stubborn spots out, Bar Keepers Friend cleanser does a great job...it's good for these surfaces as well as stainless steel. Just follow the directions and make a soft paste and gentle wipe it on, let set and wipe it off.
4. The utility rooms at the back of the buildings are used exclusively for common Association functions and are controlled by the Association. Homeowners should not use these rooms for the storage of any item. These rooms house utility company equipment, Association contractor equipment or Association equipment. In April they will be cleaned out and secured for their intended use.
5. And remember, do not tape notices to the mailboxes. The tape will strip the paint right off the Aluminum box structure.

AND NEW PROJECTS BEGIN

Just started on March 19, the Surf Corp Association is painting the common walls and railings in the Surf One area. This will complete the entire Surf One painting activities with a new coat of the Surf One colors.

And soon Surf Corp will contract for the replacement of the common area light fixtures above our front and rear address sign. These new fixtures will be a similar oval style but made of a composite material that will not rust or corrode. The step lights on the lower portion of each homes front entry are also under review and will be replaced. The current favored replacement is a copper louver design, again to eliminate rusting and corrosion and because of their location, to withstand accidental contact damage.

Remember that any light that you have control over with a switch, is you responsibility. Many of our Homeowners have replaced these fixtures and these new lights look great.