

SURFSIDE III

Community e-Newsletter

July 2019
Edition

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NEXT BOARD MEETING

The next Board meeting will be held July 13, 2019 starting at 10:00 am. All owners are invited to attend.

CC&Rs UPDATE

Please mail in your CC&R ballots – this process cannot proceed until you do.

The deadline to receive mailed ballots has been extended to a meeting until such time 200 to 230 ballots have been submitted. Board members will be contacting those owners who have not submitted their ballots to remind them to do so.

If you have lost your ballot, please contact the COA Office at ssiiioffice@gmail.com or call 805-488-8484.

UNIT KEYS

The **COA will now commence to take administrative action** on owners who have not submitted a working copy of their unit keys to the office. The Rules and Regulations, IV General, rule states:

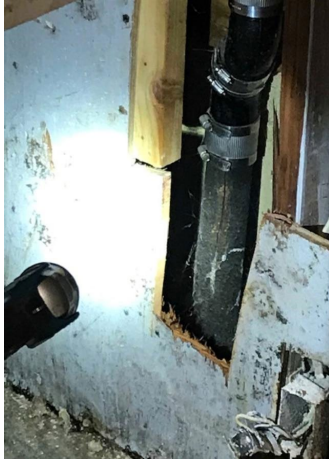
25. All unit owners are required to ensure that the on-site office manager has, at all times, a working key to their unit(s). These keys are to be used only in case of emergency such as flood, fire or other health or safety issues or in the case of ongoing repairs which need to be completed during the absence of the owner/tenant. A **\$500.00 fine** without warning will be assessed for each event wherein the staff could not access the unit in accordance with the COA procedure.

DRYER DUCT CLEANING PROJECT

Dryer ducts in some units were not cleaned due to lack of access – either non-working keys or pets. Another attempt will be made to perform the cleaning of the dryer ducts in the coming weeks. A list of about 10 – 15 units will be provided at one time to the contractor. Notices will be placed beforehand on the doors of those units.

If you wish to know if the Office has a set of working keys, you can email ssiiioffice@gmail.com and an answer will be provided.

NEED FOR INSURANCE



It is **highly** recommended that owners, as well as tenants, have insurance in case of an emergency. Recently, two bottom floor condo units had flooding issues whereby drainage pipes in the walls of the units had cracks where the pipes goes through the concrete slab and allowed water to flood the units. **The COA will pay for the repair of where the pipes go through:** the wall studs, slab replacement, and the drywall.

The owners or their insurance are responsible to pay: for any other costs such as replacement/repair of flooring, cabinets, or other objects inside the unit.

One unit was occupied by renters who had to move due to the unit's condition.



CORAL TREE REMOVAL

A major branch of one of the Coral trees adjacent to the Clubhouse parking lot fell and split the trunk.



For safety reasons, it needed to be removed.

The City's permit process requires that a replacement tree be planted so the arborist, hired by the COA, recommended that a New Zealand Christmas Tree be planted in the courtyard surrounded by Building 8, the townhomes and playground behind the Clubhouse.



CARPORT REPAIRS



Through time, the ends of the metal carports have rusted to such an extent that holes are now appearing.

To minimize the risk of rust water falling onto vehicles, COA staff is cutting about 15" off of the ends of those metal carport canopies. Bids are being received for painting the rusted carport areas that can be seen where two canopies join. Also, bids are being received to determine the cost of replacement of the carports.



Before

After



DUMPSTER DIVERS

Residents have noticed an increase in the number of dumpster divers going through the Surfside III rubbish containers. Some of these individuals enter the complex by following vehicles in through the main gate. Others are believed to live here. If so, the owners are issued a fine.

The police department has been called several times to try to catch these individuals with some success. This activity is not high on the PD's list of things to do. COA staff has been instructed to avoid any confrontations with these violators. It is highly suggested that residents follow this direction and instead **call the PD 805-986-6538 to report a dumpster diver.**



FOURTH OF JULY HUMAN CELEBRATION.....

may result in extreme fear in your pets

For those who are recent Surfside III residents with pets, please be aware that fireworks, firecrackers, and other forms of loud celebratory sounds may be occurring before, during and after the Fourth. The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where persons sometimes light up illegal fireworks.

UPCOMING EVENTS AT THE PAVILION

PERFORMING ARTS THEATRE BY THE BEACH
OCEANVIEW Pavilion
 WWW.OCEANVIEWINFO.COM

Colors by the Sea

SUMMER ART WALK & MUSIC FEST

SATURDAY JULY 20 2019
 10AM - 7PM

SUNDAY JULY 21 2019
 12PM - 5PM

LIVE ENTERTAINMENT! VENTURA COUNTY LOCAL ARTISTS! LOCAL MUSICIANS!
 ART EXHIBITS **FOOD!** FAMILY FUN!

KID FRIENDLY!
 KID'S FUN ZONE SAT 10AM-2PM

FREE ADMISSION!

MUST CALL TO REGISTER AS A VENDOR

575 E. SURFSIDE DRIVE, PORT HUENEME, CA 93041 / 805-986-4818

PERFORMING ARTS THEATRE BY THE BEACH
OCEANVIEW Pavilion
 WWW.OCEANVIEWINFO.COM

HONORED TO PRESENT

UNITED STATES AIR FORCE BAND OF THE GOLDEN WEST

Jazz Concert

FREE COMMUNITY EVENT

SPECIAL GUEST SPEAKER
 WOUNDED WARRIOR PROJECT

FREE PARKING IN LOT B & E

AUGUST 11TH 2019 3PM

SPONSORED BY:
 VC Star. Pizzari Down.

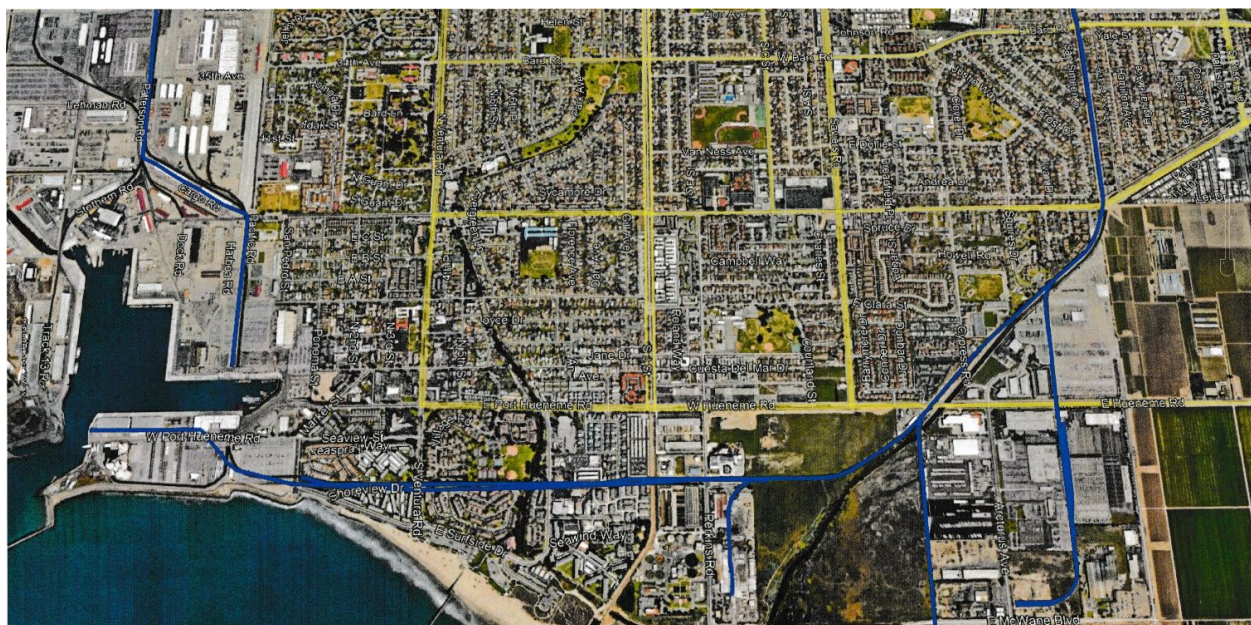
PORT OF HUENEME MEETING OF JUNE 20TH



Staff from both the Port of Hueneme and from the Ventura County Railroad met with local seaside residents to discuss the increased volume of Port related business as well as the probable higher volume of railroad traffic along the tracks in South Oxnard and Port Hueneme.

Some of the Port's truck traffic is generated by the movement of vehicles and fruit, especially bananas. To reduce the vehicle emissions, the Port may increase the railroad services used. Residents at the meeting voiced their concern of the 15 and 20 minute delays on Hueneme Road at the railroad crossing intersection caused by the trains needing to unload their cargo at various docks. A grade crossing at this site is unfeasible. A similar grade crossing at Fifth Street and Rice Avenue has been years in the making and is estimated to cost in the millions of dollars.

Another concern voiced was if the railroad was going to increase the amount of train traffic on the tracks parallel and south of Hueneme Road that are located very close to the residential units and Moranda Park. At this time, no increase in train traffic is anticipated. If the Port needs to use this track more frequently, they will try to mitigate the noise and vibrations caused by the moving train. The railroad staff stated that the train engineer is required to blow the train whistle at street intersections and that trains cannot always be scheduled to travel during the daylight hours.



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

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***

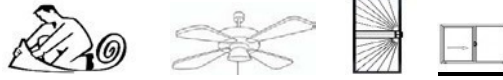
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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:

*Jennifer Gannion at SSiiiOffice@gmail.com

ARCHITECTURAL APPLICATION REQUIRE



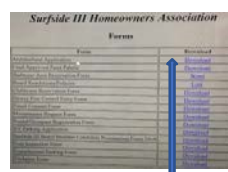
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



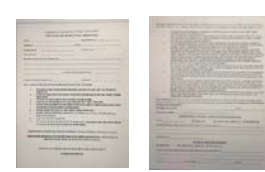
Click on:



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 June 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

8 a.m. to 11:30 a.m. - 12 Noon to 4:30 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