

SURFSIDE III

Community e-Newsletter

September 2019
10 page Edition

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NEXT BOARD MEETING

The next Board meeting will be held **September 14, 2019 starting at 10:00 am**. All owners are invited to attend.

ELECTION BALLOTS

Election ballots and instructions for voting for Board Directors will be mailed in early September to all owners. The ballots will be opened at the **October 12, 2019 Annual Meeting**.

If an insufficient number of ballots are received (as has been the history of the past elections), then the ballots will be opened on **November 9, 2019**.

TERMITES



If you happen to see termite droppings **anywhere in Surfside III**, please:

Email the Office at ssiiioffice@gmail.com or call **805-488-8484**.

SWIMMING POOL AND SPA TO BE CLOSED

Along with the pool table area.
Starting September 3, 2019 due to:

SWIMMING POOL REPLASTERING PROJECT

Due to re-plastering of the swimming pool as well as pool deck renovation.

The **Gym, reading area and office will remain open**.

Project contract allows **49 calendar days for completion**.



DRYER DUCT CLEANING PROJECT

The dryer duct cleaning project is ongoing. Some units were not cleaned due to lack of access – either non-working keys or pets. Those units that have not had this service done will be scheduled pending the contractor’s schedule and if copies of the keys for the remaining units have been turned into the office.

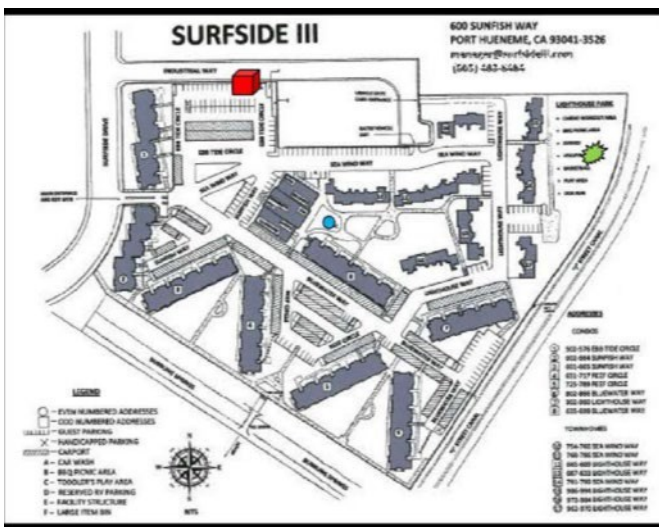


BRIDGE REPAIR PROJECT

The Surfside III bridge leading from the gate by the flagpole to the beach **will be closed to pedestrian traffic starting sometime in September** to allow bridge repair work to proceed. The fence gate by the flagpole will be locked and access prohibited. Please check the signs that will be posted on the fence for further construction news.

CONDO ADDRESS PLATES

All condo address plates that could be installed have been installed. Those units that had decorative address plates above their doors will be allowed to maintain their plates. If, in the future, they wish to install the new address plates, they can contact the Office. The new address plates are being stored there



USE OF BIG DUMPSTER

(and smaller dumpster bins)



Owners are reminded that contractors employed by them are to dispose of any debris or related construction material off-site.

This material cannot be disposed of in the big dumpster or the smaller dumpster bins located throughout Surfside III.

OWNERS WILL BE CHARGED DUMPING FEES IF THEIR CONTRACTORS DISPOSE OF ANY DEBRIS ONSITE.

2019 BUDGET PROCESS MEETING

Following the September 14, 2019, Board Meeting in the Clubhouse, at approximately 11:30 am, owners are welcome to join the discussion on the use of their COA dues.

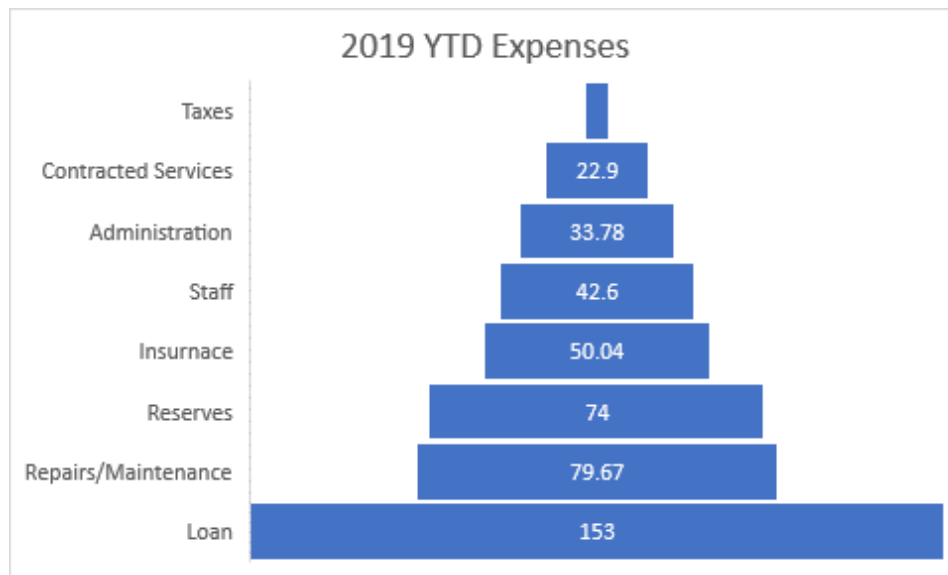
Donated pizza will be served. Homemade ice cream will be served to the owners who stay thru the meeting that will end at 1:00 pm.

COA dues cover the day to day operations of Surfside III as well as funding a reserve for larger projects. We all need to work together to make sure that we get the best value for our COA dues and as you can imagine there are many different opinions about how the money should be spent.

We will review:

- Current year expenses as compared to budget
 - Cost of projects not anticipated in 2018 budget
- Reserve funding for future big projects (roof, elevators, etc)
- 10-year projection of big projects including the effect of retiring the loan

If you have specific questions you would like addressed, please contact the Treasurer at pagelapenn@gmail.com.





DOG PARK SURVEY

In the past few months, some residents have inquired if Surfside III was planning on installing a dog park so that their dogs could be playing with other dogs unleashed.

Currently, there is a dog run in Lighthouse Park that some dogs use but it is heavily impacted by tree roots.

As can be observed, the majority of dogs are walked by their owner around the grassy areas throughout the complex on leashes.

Some owners take their dogs for walks along the beach.

If there is sufficient interest in installing a dog park, the Board would consider this request during the budget cycle.

The dog run area could be enlarged to encroach into Lighthouse Park to provide more room.

There is a fenced-in exercise area adjacent to the dog run that some residents use on and off. The area might be cleared and the area connected by fencing to the dog run to add more room.

There is an existing sand volleyball court that does not get much use. A 4' high chain link fence with plastic coating can also be used if owners are ok with their dogs walking on sand.

Please submit your comments to the Board President at a67sand@aol.com by noon September 9, 2019.



CITY OF PORT HUENEME COUNCILMEMBER'S IDEA ON PROVIDING A CAMPGROUND AT THE BEACH

A Ventura County Star newspaper article on August 17, 2019, stated that Steven Gama, a City of Port Hueneme Councilmember, is proposing to create a campground with limited RV spaces and tent sites at Hueneme Beach to provide housing for those individuals who are currently camping at the beach. The article states that Mr. Gama sees this camp as a possible solution to protect the environmentally sensitive area at Ormond Beach.

If you wish to comment on this idea, please send your thoughts to the City of Port Hueneme City Council members:

WBerg@cityofporthueneme.org

LHernandez@cityofporthueneme.org

SMunozschnopp@cityofporthueneme.org

SGama@cityofporthueneme.org

RRollins@cityofporthueneme.org

or call **805-986-6501**.

<https://www.vcstar.com/story/opinion/editorials/2019/08/17/rv-park-could-solution-keep-illegal-encampments-ormond-beach/1987595001/>



CITY OF PORT HUENEME PRESS RELEASE provided by Tom Dunn from Hueneme Voice

This item will be discussed at the Port Hueneme City Council Meeting on **Tuesday, September 3, 2019 at 6:30 p.m. in the City Hall Council Chamber.**

The City of Port Hueneme, Port Hueneme Police Department and the City Council have been actively taking steps to ensure the safety of all Port Hueneme residents in response to the transient issues

directly associated with the Ormond Beach encampments and vagrancy issues that impact our city. The Port Hueneme Police Department, at the direction of City Manager Rod Butler and Chief of Police Andrew Salinas, has begun aggressively patrolling Hueneme Beach, has authorized additional patrols of the area day and night, and now has a dedicated officer who will be located there for the next several weeks to be immediately available to address transient issues.

As the City of Oxnard begins the difficult process of evicting the transients in the near future, the City of Port Hueneme has offered its resources and assistance; including allocation of police officers and volunteers, lending of heavy equipment, additional supply of refuse containers, and eventually, a coordinated community beach clean-up day. Police Chief Salinas would like the residents of Port Hueneme to know that his department will continue its efforts to keep our City clear of transients and address vagrancy issues, as protecting our residents is the Police Department's first priority. Furthermore, the City Council will be provided an in-depth update on the progress and planned steps to be taken to clean-up Ormond Beach at their meeting of **September 3, 2019 at 6:30 p.m. in the City Hall Council Chamber.**

Residents and community members are strongly encouraged to attend in person, watch the live Council meeting on the City's website, or submit written comments prior to the meeting.

OWNER'S CORNER

Wendi Best submitted the following information regarding a petition (Change.org) to protect birds and tidewater goby fish living in the Ormond Beach lagoon and is asking Surfside III residents to voice their concern to the City of Oxnard City Council - <https://www.oxnard.org/city-department/housing/contact-us> (attn. Mark Alvarado).

[Friends of Ormond Beach](#) started this petition to [Oxnard Mayor and City Council Members Tim Flynn, Carmen Ramirez, Bert Perello, Oscar Madrigal, Bryan MacDonald, Gabby, Basua, Vianey Lopez](#)

Oxnard and Port Hueneme residents want the city of Oxnard (located in the state of California, USA) to enforce ordinance 2906 to protect birds of "global significance" and other migratory birds that nest in the wetlands and in the dunes of Ormond Beach. Additionally, Oxnard and Port Hueneme residents want the city of Oxnard to protect the endangered tidewater goby fish that live in the Ormond Beach lagoon. Currently, environmental crimes are taking place. While clearly prohibited by OCC Ordinance 2906 sec. 7-301, the following violations are occurring: camping, making fire, altering sand dunes and vegetation, and removing signage and fencing.

SEC. 7-301. PROHIBITED ACTIVITIES.

The following activities are prohibited at Ormond Beach:

- (A) To bring, walk (whether leashed or unleashed), ride or release any domesticated animal including but not limited to cats, dogs, horses and pigs. This limitation shall not apply to a leashed dog being used as a service animal under the Americans with Disabilities Act.
- (B) To bring or release any non-domesticated or exotic animal. This prohibition shall not apply to the legally permitted release of rehabilitated wildlife, subject to the permission of the propertyowners.
- (C) To go within or interfere with any protected habitat area as designated by fencing, signage, or other method.
- (D) To alter or remove any sand dune, plants or vegetation unless the activity is carried out pursuant to a validly issued permit and applicable legal requirements.
- (E) To camp as defined below:
 - (1) "Camp" means one or more of the following activities: pitching or occupying camp facilities; or the use of camp paraphernalia. These activities constitute camping when it reasonably appears, in considering all the circumstances, that the individual, in conducting these activities, is in fact using the area as a living accommodation, regardless of the intent of the individual or the nature of any other activities in which they may be engaging.
 - (2) "Camp facilities" include, but are not limited to, tents, huts, temporary shelters, or other similar facilities.
 - (3) "Camp paraphernalia" includes, but is not limited to, tarpaulins, cots, beds, mattresses, sleeping bags, hammocks, cookware, cooking equipment, kitchen utensils, or other similar equipment.
- (F) To make or kindle a fire for any purpose.
- (G) To operate any motorized vehicle. This prohibition shall include and apply to remotely operated

vehicles such as airplanes, helicopters, cars and drones. This prohibition shall not apply to public safety vehicles (including Coast Guard vehicles), military aerial vehicles, or vehicles used as part of a permitted program or operation to protect natural resources.

(H) To launch or fly a kite, kite board, or glider.

Oxnard and Port Hueneme residents want to ensure that their children and future generations of children will be able to enjoy the snowy plover, least tern, and tidewater goby, currently under threat because Oxnard is not enforcing ordinance 2906.

Dulce Setterfield submitted the following:

Coastal Cleanup Day! Volunteers needed at the Ormond Lagoon

Surfside III folks are invited to join with others in a **COASTAL CLEANUP** event that is targeting the area around the lagoon by Ormond Beach. The date is Saturday, September 21st with a start time of 9 AM and ending by noon.

The official meeting spot at 9 AM is at the end of Perkins Road. But as we at Surfside III can walk out our pedestrian gate near the flagpole (on the lawn between buildings four and five), cross the footbridge, then head toward Ormond without driving anywhere, we are welcome to take that route to join the cleanup.

The Ventura Chapter of Surfrider Foundation is the organizer and members are excited to be visiting our part of the coast at this auspicious time. With the City of Oxnard getting its act together on a cleanup of squatter encampments farther along the beach, the opportunity for focused attention within the wetlands near Surfside III can only enhance our overall beach and bird-friendly environs.

Adults, teens and children are welcome. Wear close-toed footwear. Collection bags will be provided to volunteers by Surfrider. Leave dogs at home. Gloves may be helpful.

The Surfrider chairperson says folks are welcome to stay beyond noon to work on getting the volume of trash under control before a series of monthly beach clean ups get underway. Also, she is looking for bilingual persons speaking both English and Spanish to join the team. A long-term goal is to find less litter on the beach, streets, and waterways. Promoting change to use less plastic and create less litter is another goal to keep in mind during the Coastal Cleanup and every day.

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***

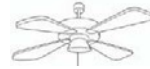
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings**

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



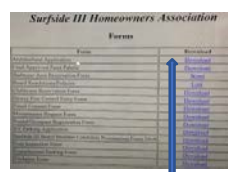
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



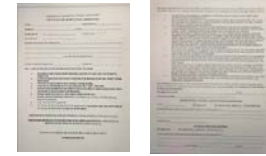
Click on:



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 July 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