

SURFSIDE III

Community e-Newsletter

October 2019
Edition

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NEXT BOARD MEETING

The next Board meeting will be held **October 12, 2019** starting at 10:00 am. All owners are invited to attend.

ELECTION BALLOTS

Election ballots are scheduled to be opened at the **November 9, 2019** Annual Member Meeting. If insufficient number of ballots are received (as has been the history of the past elections), then the ballots will be opened at the **December 7, 2019** Member Board meeting. The five candidates to vote for are the existing incumbents. The voting procedure is required by law. 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 be counted at the special **December 7, 2019** Member Board meeting. If you have not submitted your ballot yet, please do so as soon as possible. If you need assistance in this process, please contact the Office at ssiiioffice@gmail.com.

SWIMMING POOL REPLASTERING PROJECT

The swimming pool re-plastering project is underway. The exercise room, Clubhouse reading area and Office will be open while work is proceeding. The pool table area will be used to store the pool chairs and tables.



BRIDGE REPAIR PROJECT



Due to new City Permit requirements, further engineering design is needed to prepare the plans for submittal. Once the plans are approved and all permits received, then the strengthening of the bridge can start.

DOG PARK SURVEY

At the September 14, 2019 Board meeting, fifteen owner comments were received (about 5% of the owners eligible to comment) regarding the idea of installing a dog park in Lighthouse Park. A variety of options were discussed as to what a dog park would look like, costs involved, liability issues, owners not wanting a dog park, and looking at other locations like a City Park for a dog park. After discussion, the dog park idea was tabled.

PLUMBING REPAIR CONSEQUENCES

Whenever the water flow in the pipes is interrupted by shutting off the water, there may be rust residue that appears in the sinks, showers, and toilets after the water is turned back on. This is a common occurrence. Residents just need to run the water a few minutes at each site and the water will become clear again.

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

In a Ventura County Star newspaper article on August 17, 2019, it was stated that Steven Gama, a City of Port Hueneme Councilmember, was proposing to create a campground with limited RV spaces and tent sites at Hueneme Beach to provide housing for those individuals who were currently camping at the beach.

At the Port Hueneme City Council Meeting on September 3, 2019, the Port Hueneme Police Chief gave a presentation which included an update on the City of Oxnard Ormond Beach Encampment Evaluation. The result of the operation to clear the beach, in Oxnard and in Port Hueneme, was very successful. Debris, litter, tents, and encampments were removed. People camping at the beach were escorted off the beach.

The City Hall Council Chamber was filled to capacity with residents concerned about the conditions at the beach and the possibility that one or more Council Members would introduce any RV beach camping ideas. **The Council Members did not propose any beach development at the site in front of Surfside III at this meeting.**

DEVELOPER'S BEACH HOTEL CONCEPT

At the City of Port Hueneme City Council Meeting of September 16, 2019, a developer presented his **unsolicited beach hotel concept**. No action was taken by the Council. The presentation can be viewed on the City's Website. Most comments dealt with view obstruction, traffic, purchase of public parking, sand erosion, and competition for customers that may affect the existing local beach businesses.



ADDITIONAL CITY ACITIVITES

The City has reported that it is working on drafting a Proposition 218 document in order to be able to go out for a vote to change the water rates. Once completed, this document will be sent to all Port Hueneme residents for review and voting.



There are currently seven Cannabis dispensaries in Port Hueneme and the City is reviewing the application for an additional six more dispensaries. The existing dispensaries are currently providing about \$2 million dollars to the City in fees which is about the same amount that the Port of Hueneme provides the City.

The traffic on Channel Islands Boulevard between Ventura Road and Wheelhouse Avenue has increased due to the additional customers that frequent the “Green Mile” stores.

The owner of the empty motel on Port Hueneme Road just west of Surfside Drive has been taken to court by the City to force him to complete the project. This project has been dormant for several years.

The empty lot on Victoria Avenue north of Channel Islands Boulevard is still an ongoing project. Each time that the building permit is set to expire, the owner does an improvement such as clearing the land or placing a construction trailer on the site. This activity reactivates the permit process.

LEAVES



As the season changes and the numerous trees in the complex start losing their leaves, residents will notice the accumulation of leaves.

To give you an idea of the volume of leaves falling, it is estimated that a single mature oak tree can have as many as **200,000 leaves!**

The landscape company will remove the leaves on the days that they work here.

This cleanup effort will take several months since it is an ongoing operation.

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***

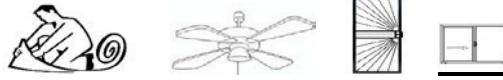
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings....email contact info below***

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 on-site Customer Service Representative at SSiiiOffice@gmail.com**

ARCHITECTURAL APPLICATION REQUIRE



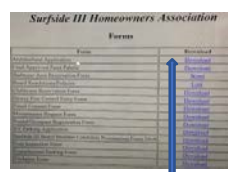
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



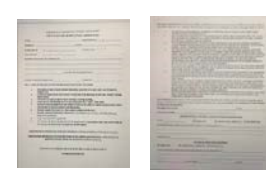
Click on:



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 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