

SURFSIDE III

Community e-Newsletter

November 2019
8 page Edition

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NEXT BOARD MEETING

The next Board meeting will be held **November 9, 2019** starting at 10:00 am. Discussion of the Surfside III Budget is scheduled to occur at this meeting. 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 has been completed and has passed Ventura County inspection.

The pool deck area was pressure washed and only some of the areas could be cleaned since the grime was imbedded into the concrete. Staining the deck was not an option since the stain would not adhere



to the concrete in an even manner. Painting the deck was ruled out since it would need to be done every two years due to wear and tear, chipping of paint, and the effects of chemicals on the paint. The deck has been sealed to protect the concrete.

First resident to use the pool after the work was completed.

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.



WATER LEAKS

If residents see any evidence of a **water leak**, please contact the Office at **805-488-8484**.

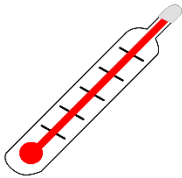


Leak in attic



Caused this to the ceiling of the unit below

TOWNHOME WATER HEATER TEMPERATURE



Over ten years ago, all the water lines in the condos and the townhomes were lined with epoxy to protect the pipes' interior and to prevent pinhole leaks. This was the method used to prolong the life of the pipes. **The epoxy specifications suggest that the hot water in the heaters be kept below 110 degrees.**

The condo water heaters have been set within this range in order to protect the epoxy.

The townhome water heater water temperature is set by the resident. The temperature should be set **below 110 degrees** too so that the epoxy does not get damaged, become loose, and clog the water lines.

SIDEWALK REPAIRS

To eliminate trip hazards as sidewalks are damaged by tree roots, contractors are hired to remove and replace the sidewalk. As you walk around the complex and you see a sidewalk that may be damaged, please contact the Office.



LEAVES



The landscaping company picks up the leaves twice a week as part of its tasks. If you wish, during the rest of the week, **you can sweep the leaves** that are accumulating adjacent to your vehicles or units into piles so that they can be picked up during the landscaping service time.

AGING PIPES

The COA is striving to maintain and repair the infrastructure rather than automatically proceeding to replacement. Eventually, due to age and wear, infrastructure components need to be replaced. The picture below is an example of a 42 year old damaged pipe.





ARCHITECTURAL APPLICATIONS

It is required that when condo owners on the second and third floors install flooring, other than carpeting, that they must submit an Architectural Application for approval of materials to be installed. The manner that Surfside III second and third condo floors were built in 1978, only provides minimal sound insulation. So the residents can hear much of the movements occurring above them. **When owners install new flooring without approval, they will be required to remove the flooring, install approved underlayment, and then re-install the flooring.** This adds to their cost and the time of completion of the work since applications are only reviewed at the monthly Board meetings. Below is a recently installed floor that will need to be removed and re-installed using approved materials.



TERMITES AT WORK

An inspection of the various Surfside III wood components shows that termites have been causing damage. The COA's firm that has been hired to address the termite issues continues to spray and remediate the affected wood. In spite of this, damage has occurred at some sites. The affected wood at some sites will need to be replaced.

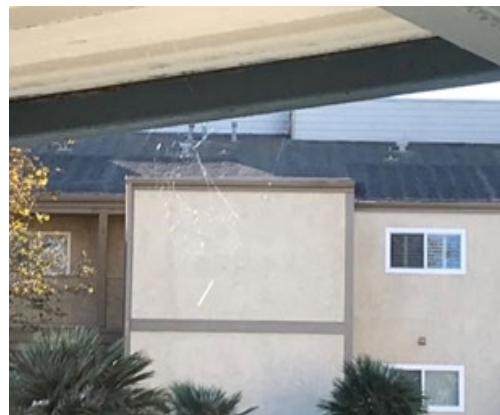


SPIDERS

This time of the year, the spiders are spinning their webs throughout the complex. It has been found that when staff removes the spider webs during the day, the following day the spider webs have been constructed again.



Residents, if they so wish, may use a broom, mop or other tools to remove the spider webs if they are bothered by them. Staff, during their scheduled assignments, will do this work. This is not a daily assignment for them.



CITY OF PORT HUENEME COUNCIL CONTINUES TO EXPLORE DEVELOPMENT OF BEACH PROPERTIES

At the Closed Session of the City Council Meeting on October 7, 2019, the Council was scheduled to discuss negotiations with developers for the use of the City's properties at Hueneme Beach. The item was pulled from the Agenda when it was discovered that insufficient notice was provided to the public.

NEW CALIFORNIA LAW, SB 323 effective January 1, 2020 affecting COAs

SB 323 will implement the following:

- It limits the right of an association's membership to set qualifications for candidates.
- It prevents non-owners from running for the Board and allows associations to disqualify candidates only if they have been owners for less than one year, if a joint owner was on the Board or a candidate, if they have been convicted of a felony that jeopardizes the Association's fidelity bond insurance, or if they were delinquent in assessments.
- It prohibits associations from ever suspending an owner's right to vote.
- It requires the inspector of elections to be an entity or individual with no previous contractual relationship with the association, which disqualifies an association's existing managers, attorneys and accountants, among others. This will be a new cost for many associations.
- It requires associations to post the requirements for running for the Board at least 30 days before the nomination deadline.
- It requires associations to post the list of candidates, deadline for returning ballots, time and place of the annual meeting, all 30 days before ballots are mailed.
- It allows owners to review the signatures of all other owners on the outside mailing envelopes, and to copy voter lists, including parcel numbers. As a condition of casting a ballot, homeowners must give up their right to keep their signatures private.
- It makes member e-mail addresses part of the membership list available to all members, upon request. Members can opt out of having their e-mail addresses included with the membership list, but the bill makes NO allowance for e-mail addresses that have already been provided to associations.

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: **vacantemail 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***

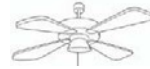
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

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 Customer Service Representative at SSiiiOffice@gmail.com**

ARCHITECTURAL APPLICATION REQUIREMENTS



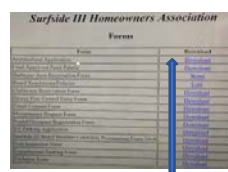
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



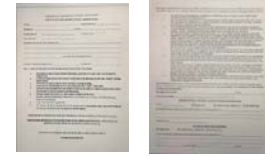
Click on:



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