

# SURFSIDE III

Community e-Newsletter

January 2020  
Edition

Lya (Lea) Findel (Editor)  
[SurfsideiiiLya@gmail.com](mailto:SurfsideiiiLya@gmail.com)

*Surfside III Board of Directors and staff wish all residents a*  
**“HAPPY NEW YEAR”**

## NEXT BOARD MEETING

The next Board meeting will be held **January 11, 2020** starting at **10:00 am** in the Clubhouse.

## ELECTION BALLOTS RESULTS

Election ballots for Directors were counted at the December 7, 2019 Annual Member Meeting. The following was the result: Andy Santamaria (114); Lya Findel (110); Carol Falin (107); Randy Stokes (107); Page LaPenn (102). The returning Board decided that the 2020 Board positions will remain the same.

### 2020 BOARD OF DIRECTORS:

PRESIDENT: Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

VICE-PRESIDENT: Randy Stokes [randy.stokes@surfsideiii.com](mailto:randy.stokes@surfsideiii.com)

TREASURER: Page LaPenn [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com)

SECRETARY: Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

DIRECTOR: Carol Falin [carol.falin@surfsideiii.com](mailto:carol.falin@surfsideiii.com)

## COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs) BALLOTS

The CC&R ballots (182 were received) and counted at the December 7, 2019 Board meeting. The following was the result: 136 ballots approved the CC&Rs; 43 ballots rejected the CC&Rs; and 3 ballots had no voting indicated. Therefore, the CC&Rs were not passed.

Had we had 19 additional positive votes submitted, we could have considered going to court to ask the judge to review our balloting history. The judge could then consider lowering our required threshold of ballots to pass the new CC&Rs.

Contact will be made with the 41% of the owners who did not vote to find out the reason(s) for not voting and what we could do to get them to participate in updating our CC&Rs. Once this is done, the Board will discuss future options.

**If you did not vote** and would like to voice your reasons, please email:

Lya Findel at [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com). or you may leave a voicemail message at 805-874-1495

## INVESTMENT STATUS

Asset Details (as of Nov 29, 2019)		additional details at <a href="http://www.edwardjones.com/access">www.edwardjones.com/access</a>		
<b>Assets Held At Edward Jones</b>				
	Beginning Balance	Deposits	Withdrawals	Ending Balance
Money Market 1.04%*	\$31,222.70	\$243,543.32	-\$100,000.00	\$174,766.02
* The average yield on the money market fund for the past seven days.				
Certificates of Deposit	Maturity Date	Maturity Value	Value	Rate of Return*
State Bk India Chicago Ill 2.55%	2/27/2020*	241,000.00	241,174.95	2.00%
Discover Bk Greenwood Del 2.85%	10/5/2020*	145,000.00	145,872.23	3.39%
Wells Fargo Bk N A Sioux Falls 3.10%	9/28/2021*	100,000.00	101,504.90	4.43%
* This investment has an option that allows executor(s), surviving owner(s), or beneficiary(ies) to redeem it at par value upon your death subject to limitations. See the prospectus or banking agreement for additional information.				
<b>Total Account Value</b>			<b>\$663,318.10</b>	

## RECENT RAINS

Now that the rains have arrived, residents are asked to **report any roof water leaks, flooding** near the patios or on the grounds, and **any water damage** to the office as soon as possible: 805-488-8484 or [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com)

## BRIDGE REPAIR PROJECT



The City of Port Hueneme Permit Department has issued a permit for this project and the documents have been submitted to the Ventura County Permit Department for review.

The construction schedule is set for repairs to start the first week of January if the County Permit is approved.

## BICYCLE ROOM CLEANUP



In **January**, staff will inspect all bicycle rooms. Bicycles that do not have a tag **showing name, unit number and telephone number will be removed** and stored for one month. If the owners do not claim them, the bicycles will be donated in February.

What has occurred is that some residents have moved away and have left their bicycles in the rooms thereby limiting others from using the space.

**BEAUTIFICATION COMMITTEE PLANTING DAY – Saturday, January 25, 2020**



**All residents are invited** to participate in the Beautification Committee Planting Day.  
Please mark calendars for this fun event. Plan to meet by the Clubhouse.

Weather permitting, we plan on starting at 9 a.m. and continuing until noon. Please note that you don't have to commit to the full 3 hours.

**PROPOSED WATER RATE ADJUSTMENT – PUBLIC HEARING FEBRUARY 3, 2020**

The City of Port Hueneme sent a protest form for the proposed water rate adjustment to all real property owners in the City.

If, a majority of the City water customers protest the rate increase, then the water rate adjustment cannot be adopted.

If passed, the funds received will pay for the operations, maintenance, and wholesale water purchases of the water system.

Much of the water system was constructed in the 1940's and the 1950's.

A public hearing will be held at **6:30 pm in City Hall.**

**HOLIDAY DECORATIONS**



Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences using **plastic ties** but they will need to be removed by **January 8, 2020**.

Christmas trees placed in the **large dumpster** will be picked up by the city starting **January 6th thru January 13, 2020**.



The dumpster is located in area marked with the red box on the map below.



-   If you find that you have large items that you wish to throw out, place them in the large Commercial sized dumpster located next to the RV parking on the far side of Ebb Tide Circle
-  Toddler play area & BBQ picnic area
-  Lighthouse Park is our large recreational area:
  - Cardio workout area,
  - BBQ picnic area,
  - Swings
  - Volleyball,
  - Basketball
  - Play area and
  - Dog run.

**ON-SITE OFFICE**  
805-488-8484



**PLEASE DO NOT USE THE SMALL DUMPSTERS FOR HOLIDAY DISPOSAL.**

## 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](mailto: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](mailto: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](mailto: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](mailto:SSiiiOffice@gmail.com)**

## ARCHITECTURAL APPLICATION REQUIREMENTS



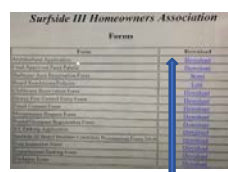
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



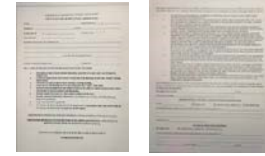
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: [www.surfsideiii.com](http://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 December 30, 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](mailto: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](mailto: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**