

SURFSIDE III

Community e-Newsletter

February 2020
7 page Edition

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NEXT BOARD MEETING

The next Board meeting will be held **February 8, 2020** starting at 10:00 am in the Clubhouse.

SUCCESSFUL PLANTING DAY

Thanks go to all the volunteers who participated in the January 25th planting day. With so many helpers, the planting of the slope near the Clubhouse only took two hours.



CC&R STATUS

Owners who did not vote in the recent CC&R approval process are being contacted to determine the reasons for not voting. Preliminary result of talking with owners who did not vote was that the CC&R document was too long to read so the owners did not vote. Some suggested that a comparison be provided detailing the differences between the existing 1978 CC&Rs and the proposed new version. Once further information is gathered, the Board will discuss future actions.

BRIDGE REPAIR PROJECT

The City and County Permits have been issued. An onsite pre-construction meeting was held in the middle of January with the County and the Contractor. It is **expected** that the project will begin in **February**. The welding of the repair components is occurring and when they are delivered, the project can start.

Once the project starts, **access to the bridge will be closed off until the repair is completed.**

There is **another access beach gate along the same fence but closer to Surfside Drive by Building 2.**



LOST AND FOUND

Anyone finding lost items throughout the complex, please turn them into the Office where their owners can come and reclaim them. Items such as keys, purses, cell phones, drones, hats, etc. have been turned in.



BICYCLE ROOM CLEANUP

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



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.



BATS

A resident recently had a January visit by a bat.

Please be careful when attempting to interact with them.

STAFF DUTIES

COA staff is **not allowed to assist owners/residents** due to insurance and liability issues.

For example: If a resident requests that staff assist them in carrying the groceries to their unit, enter the resident's unit to move furniture or other tasks, **staff will not be able to assist.**

LOCKED OUT OF UNIT?

Occasionally, residents are locked out of their units by having the door close accidentally and having the automatic lock feature on. The residents then request that the Office staff open the door for them if keys have been provided to the Office.



There are several liability issues that the COA must address, such as:

- Is the person requesting that the unit door be opened, the resident? Can that person show ID indicating that he/she lives there? Is the person submitting the ID a former resident who wants to get into his/her former unit and has ID showing the unit address?
- Has a court document been issued that prohibits the person from entering the unit?
- Has there been a domestic disturbance whereby one resident has locked out another resident?

Each situation involving locked out residents will be handled specifically by staff during working hours. Based on staff's familiarity with the resident and their situation, staff may provide unit entry after review of the situation.

The Office is closed after 4:00 pm M-Fr, weekends and holidays.

To minimize COA liability, locked out residents can contact a locksmith who will then be able to provide unit access.

FLAG



Questions have been received as to why the U.S. flag has not been raised on the flagpole. The recent severe winds broke the metal top piece of the flagpole that is used to raise/lower the flag. Parts have been ordered and once they arrive a contractor will be repairing the flagpole.

FRAUD ALERT

As most of you have heard or seen, the banking industry as well as the legal profession is suggesting that any legal documents that are signed in 2020 have the date completely **written out; such as 2/4/2020**. This process will minimize the chances of someone altering the date of documents by adding incorrect dates. (2/4/20 could become 2/4/2009.)

VENTURA COUNTY 2040 GENERAL PLAN

[Language below is from the General Plan document. For more detailed information, please go to www.vc2040.org] “The County of Ventura is working on a comprehensive update to its General Plan for the first time in almost 30 years.

We are excited to make the update process open and accessible to anyone who wants to be involved and share ideas.

The General Plan Update will help shape the next 20 years of Ventura County’s growth and change. The outcome of the update will have a real impact on the quality of life in the County.

Some of the questions we will be addressing include:

- How can the County enhance public services and infrastructure?
- Where should new residential and commercial development be located?
- How will the County deal with its continuing water quality and quantity challenges?”

CITY OF PORT HUENEME WATER RATE PROPOSAL

At the City of Port Hueneme Water Rate Change Workshop held on January 23rd, the City consultant made his third presentation on why the rate change was necessary, the proposed rates to be charged, and the effect on the rate payers. The billing system proposed will reduce the fixed charge (this is the fee paid to maintain or add additional pipes and pay for staff and maintenance of the structures) but will increase the charge for water used.

The Port Hueneme City Council will hear the matter at 6:30 pm on February 3rd and will modify, approve, or disapprove the rate change.

VENTURA COUNTY FIRE PROTECTION DISTRICT

The COA received a notice from the VCFPD that an inspection of the property will be conducted to determine if the smoke alarm installation requirements are being met.



Current Requirements:

- Owners shall **upgrade smoke alarms in all rental units**.
- All solely battery operated smoke alarms shall contain a sealed non-replaceable **10 year battery**.
- All new smoke alarms shall have a label showing the actual date of manufacture.
- Smoke alarms are required in **each sleeping room, outside of each sleeping area** and on each floor level of multi-story units.
- All new and existing multi-family occupancies with a fuel burning appliance, fireplace, or with an attached garage shall have a **carbon monoxide device** installed. Combination smoke/carbon monoxide alarms shall be installed per manufacture’s specifications
- If you have any questions regarding this matter, please contact **VCFD Fire Prevention at (805) 389-9735** Monday through Friday, 8:00 am to 4:30 pm or email fireprevention@ventura.org.

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***

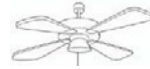
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

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



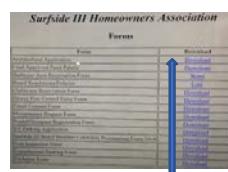
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



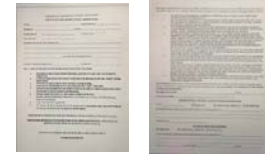
Click on:



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 February 1, 2020

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