

SURFSIDE III

Community e-Newsletter

March 2020
6 page Edition

Lya (Lea) Findel (Editor)
SurfsideiiiLya@gmail.com

NEXT BOARD MEETING

The next Board meeting will be held **March 14, 2020** starting at 10:00 am in the Clubhouse.

CLUBHOUSE VANDALISM

An individual purposefully opened the water heater valve in the Clubhouse by the men's pool restroom causing water damage to the adjacent walls. Repairs are underway and an investigation as to who was in the Clubhouse during this period is being conducted.

Whether it was an accident or vandalism, one of the big plant pots in the Clubhouse was broken during this same period.

Due to liability issues, no cameras are installed to monitor the interior of the Clubhouse, especially by the pool area.

POST SUPER BOWL EVENT

The Monday after the Super Bowl, staff noticed what appears to be bullet damage to a Building 4's Utility Door closet door. From the angle of the damage, it appears that a bullet was fired into the air and hit the door at an angle.



KEY CHECK FOR UNIT DOORS



Staff will be conducting key checks of all unit doors to make sure that the Office has a copy of the screen door, security door and/or front door keys. The Termite and the Sewer Line inspection services will commence in the Spring and the technicians will need to enter the units to inspect for termites as well as to conduct the cleaning of the sewer lines.



BRIDGE REPAIR PROJECT HAS STARTED

Access to the bridge will be closed during the entire project.

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



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.

BICYCLE ROOM CLEANUP REPORT

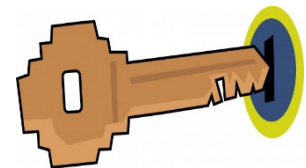


After a review of the bikes in the COA's

bike rooms, all bikes had been properly identified and therefore no bikes were removed.

ELEVATOR AND GATE KEYS

Some residents have commented that they are having difficulty using their elevator/gate keys. What appears to be happening is that individuals are forcing fake keys or other metal objects into the key holes of the elevators and/or gate locks.



This in turn is damaging the tumblers. The situation will continue to be monitored.



TRASH DISPOSAL

When residents throw away their trash and the trash containers are full, they are to take the trash to another trash disposal site where there is room for trash.

Trash bags are not to be placed on the floor.

Large items such as mattresses are to be taken to the **big dumpster** for disposal.

DOGS ON LEASH

All **dogs MUST be on a leash** under the full control of a human at all times in the common areas of the entire Surfside III community.

Owners of dogs not on a leash will be fined.



FLAG

Comments 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 delivered and the contractor attempted to install them. Unfortunately, the lift brought on-site could not reach the top of the flag pole. A larger lift will be delivered so that installation can occur.

RECENT WATER LEAK IN A CONDO BUILDING ATTIC

This past month, an attic water line in a condo building broke allowing water to intrude into two stacks of units side by side (total of 6 units affected). A resident notified COA staff. Staff then turned off the water. Plumbers came and repaired the pipe and a water removal firm arrived to address the water issues. Any damage repair costs inside of the unit are the owner's responsibility. Condo or renter's insurance is highly recommended.

Some owners who are absent from their units for long periods of time have inquired into services that could alert them if a water leak was present in their unit. There are wifi water leak devices which cost from \$20 to \$40 on Amazon and the devices will send a text to the owner's cellphone if a liquid is detected. An internet connection is required.

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***

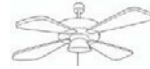
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

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



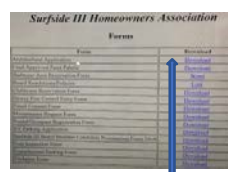
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



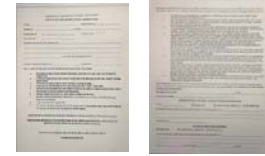
Click on:



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 28, 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