

SURFSIDE III

Community e-Newsletter

April 2020
9 page Edition

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NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **April 11, 2020** starting at **10:00 am**.

PLEASE CALL 1-844-854-2222 (Toll Free)
Access Code = 822680#



Please go to either surfsideiii.com, Meeting Minutes, or surfsideiii.org, Board Meetings then click on Agenda, after **April 7th** to view the **Agenda Items**.

RECENT CHANGES

Due to the ongoing pandemic issues, several changes to the COA operations have occurred as of the issuance of this publication. (More changes may occur if required.) The mailing that owners will receive from Lordon Property Management this month was printed about two weeks ago prior to the recent changes being implemented.

The Clubhouse is closed. If you wish to contact Jen, the Customer Service Representative who is working from home, please call 805-427-4102.

The **Maintenance Supervisor is the sole employee on-site M-F 8 to 5**. The painters, clubhouse attendants and porter (who picked up the trash throughout the complex) were furloughed. The cleaning of the condo stair rails and elevator panels will resume once staff returns.

SURFSIDE III SERVICE CONTRACTORS

Services such as landscape, pool and spa, alarm, and emergency plumbing, will continue to be provided to maintain the property.

All City services will also continue including trash and recycling bin pickups.

LOCAL COVID-19 INFORMATION SOURCE

www.porthuenemeemergency.org or call City's Emergency Operations Center at **805-986-6579**

You are also able to sign-up for timely telephone alerts at this site.

BRIDGE REPAIR COMPLETED



You may now resume using your key to access the bridge.



TREE REMOVAL

The roots of the large tree by Building 2 near the main Surfside Drive entrance had started to cause damage to the adjacent building slab, concrete walks, and utilities and needed to be removed before further damage was caused.



LOCAL RESTAURANTS PROVIDING: DELIVERY, CURBSIDE PICK-UP AND/OR TAKE OUT ORDERS

AS OF 3/30/2010 updated list available on www.porthuenemeemergency.org

Anacappuccino | 289 E. Port Hueneme Road | **805-488-9580**

Antonio's Mexican Food & Grill | 423 E. Port Hueneme Road | **805-488-1405**

Blue Elephant Thai Cuisine | 718 W. Channel Islands Boulevard | **805-382-9717**

Boar's Breath Grill | 719 W. Channel Islands Boulevard | **805-984-2333**

Broasted Chicken | 325 E. Port Hueneme Road | **805-488-0758**

Cancun Seafood & Mexican Grill | 573 W. Channel Islands Boulevard | **805-984-0160**

Carl's Jr. | 717 W. Channel Islands Boulevard | **805-985-4842**

Carnitas El Brother | 439 W. Channel Islands Boulevard | **805-228-0912**

Chinese Dumpling House | 575 W. Channel Islands Boulevard | **805-985-4849**

Denny's | 2511 N. Ventura Road | **805-985-1727**

Diguardi's Italian Deli | 417 E. Port Hueneme Road | **805-874-1028**

Domino's Pizza | 475 W. Channel Islands Boulevard | **805-984-4344**

El Burrito de Mexico | 453 W. Channel Islands Boulevard | **805-984-9845**

Felipe's Grill Mexican Food | 707 W. Channel Islands Boulevard | **805-228-8088**

Great Central Steak & Hoagie | 370 E. Pleasant Valley Road | **805-488-0111**

Habit Burger Grill | 563 W. Channel Islands Boulevard | **805-382-0400**

IHOP | 747 W. Channel Islands Boulevard | **805-984-9800**

Jack in the Box | 814 N. Ventura Road | **805-483-9010**

Jalisco's Restaurant | 271 E. Channel Islands Boulevard | **805-382-0731**

KFC | 351 E. Channel Islands Boulevard | **805-985-6661**

La Vaquita Meat Market | 530 E. Pleasant Valley Road | **805-488-2445**

Los Arcos | 349 W. Channel Islands Boulevard | **805-985-1074**

Mandarin House | 475 W. Channel Islands Boulevard | **805-985-5955**

McDonald's | 401 W. Channel Islands Boulevard | **805-985-3298**

Monarcas Meat Market | 2671 N. Ventura Road | **805-382-0957**

Panaderia Conchita Bakery | 2631 N. Ventura Road | **805-984-9211**

Panda Express | 693 W. Channel Islands Boulevard | **805-985-5152**

Peebee & Jay's | 601 W Channel Islands Boulevard | **805-366-0542**

Pho Saigon Restaurant | 826 N. Ventura Road | **805-240-9334**

Pizza Hut | 467 W. Channel Islands Boulevard | **805-984-6500**

Pizza Man Dan's | 307 E. Port Hueneme Road | **805-658-6666**

Poke Land | 601 W Channel Islands Boulevard | **805-228-1988**

PokeRamen | 429 E. Port Hueneme Road | **805-246-5541**

Pupuseria Y Restaurante La Llama | 2655 N. Ventura Road | **805-984-1309**

Ragin' Pot | 301 W. Channel Islands Boulevard | **805-663-0135**

Ralphs | 615 W. Channel Islands Boulevard | **805-984-2005**

Roxsbury Deli & Grill | 443 W. Channel Islands Boulevard | **805-985-2504**

Starbucks | 555 W. Channel Islands Boulevard | **805-228-5591**

Subway | 133 N. Ventura Road | **805-488-0877**

Subway | 2583 Dodson Bldg 1167 NBVC | **805-263-6103**

Subway | 579 W. Channel Islands Boulevard | **805-985-9905**

Surfside Seafood Restaurant | 550 E. Surfside Drive | **805-488-9533**

Sushi Hanada | 457 W. Channel Islands Boulevard | **805-984-7978**

Sushi Holic | 669 W. Channel Islands Boulevard | **805-204-9951**

Sushi Ichi 805 | 205 E. Channel Islands Boulevard | **805-228-6888**

Taco Bell | 790 N. Ventura Road | **805-488-3144**

Taco Bell | 559 W. Channel Islands Boulevard | **805-382-1563**

Thai Village Restaurant | 419 E. Port Hueneme Road | **805-488-7364**

Wendy's | 175 N. Ventura Road | **805-488-3136**



Our
SURFSIDE III
Community

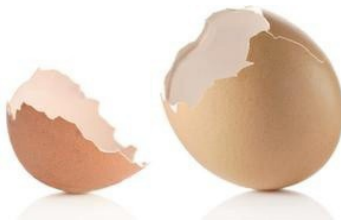
GARBAGE DISPOSAL
Restrictions:

Please limit use of garbage disposals; they do not grind-up excess food and can be the cause of drainage backups.

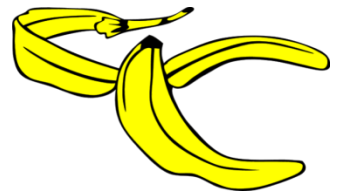
Do not dispose of peels, pasta, rice, coffee grounds, grease of any kind, egg shells, lettuce, fruit cores, cereal, cheese or any solid food item.

If these items are found to be the cause of a backup the association will not be responsible for the repairs in any affected unit.

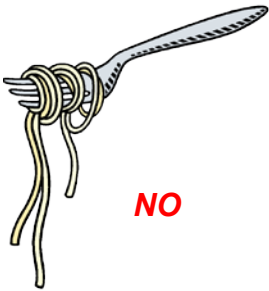
NO



NO



NO



NO



NO



NO



NO



NO



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 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



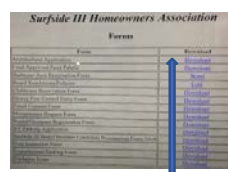
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



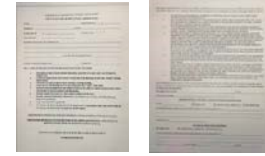
Click on:



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 March 16, 2019

ON-SITE OFFICE

600 Sunfish Way, Port Hueneme, CA 93041
(Entrance located in back of Clubhouse...closest to building 8)

1-805-427-4102

SSiiiOffice@gmail.com

**ON-SITE OFFICE and CLUBHOUSE ARE
CLOSED UNTIL FURTHER NOTICE**

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