

# SURFSIDE III

## Community e-Newsletter

May 2020  
5 page Edition

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### NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **May 9, 2020** starting at **10:00 am**.

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



**Agenda** available **after May 5<sup>th</sup>** on either site:  
[surfsideiii.com](http://surfsideiii.com), Meeting Minutes or [surfsideiii.org](http://surfsideiii.org), Board Meeting.

### COA INFORMATION

The Clubhouse continues to be closed. To contact Jen, the Surfside III Customer Service Representative, you can call 805-427-4102 Monday to Friday 8 am to 4 pm or email her at [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com).

Maintenance repairs continue to be done. Painting of rails will commence once Shelter in Place Orders are lifted. Other tasks that have been put on hold are the inspection of units for termites as well as the sewer line cleaning project inside units.

Pest control services performed on the common areas will continue to be done.



**Unsanitary Water  
from a cracked drain.**

### ATTENTION TO CONDITIONS IN YOUR UNIT

One of the condo building units has recently experienced an issue with cracking of a sewer line which produced a water leak damaging the drywall, shower and kitchen area.


Once workers opened up the area, it was determined that the leak had been occurring for a long period of time. If a resident sees water leaking or smells sewer gases, please let the COA know so that action can be taken.

The COA is responsible to repair the faulty pipe, replacement of any wood and drywall. The **owner is responsible to replace or repair components in the unit** such as carpets, cabinets, shower stalls, etc. This is one of the main reasons to have homeowners or renters' insurance.



### STREET CRACK SEALING

The most common cause of street failure is water intrusion into the asphalt.

Recently, cones  were used to redirect traffic during the sealing of cracks in the asphalt.

By crack sealing, water intrusion is minimized so the street will last longer.

### COVID-19 INFORMATION

If you are looking for current, **local information** regarding our current pandemic log on to:

<https://porthuenemeemergency.org/>

This site has a wealth of information. If you wish to subscribe to get updates on the Coronavirus Covid-19 via email, you may do so by signing up on the bottom of their home page.

### TERMITE ACTIVITY



Due to the limited staff currently on hand we are asking all residents to be extra vigilant in reporting termite activity both outside and inside their residences.

**805-427-4102** Monday to Friday 8 am to 4 pm or email Jen at [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com).

### A REMINDER TO OWNERS



**Do not cover** your patios or balconies

with any floor coverings.

Also, extreme care must be exercised when watering container plants.

All plants must have a **dish under the plant** to catch possible overflow.



The **damage caused** by placement of plants, area rugs, Astro turf or **ANY** covering to the patio or balcony flooring are the sole **responsibility of the owner**.

In the past, it cost an **owner over \$3,500** to repair the blue balcony covering **due to moisture damage**.

## 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:

**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**



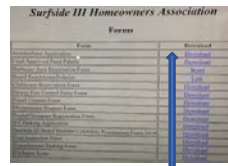
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



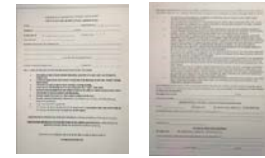
Click on:



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.

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\*\*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 April 28, 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](mailto:SSiiiOffice@gmail.com)**

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

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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**

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**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**