

SURFSIDE III Community e-Newsletter

Also viewable in its' entirety on either of our websites: www.surfsideiii.com or www.surfsideiii.org

August 2020
8 Page Edition

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

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **August 8, 2020** starting at **10:00 am**.
PLEASE CALL 1-844-854-2222 (Toll Free)
Access Code = 822680#



Please go to either of our websites: www.surfsideii.com or www.surfsideiii.org
under Meeting Minutes, after August 4th to view the Agenda Items.

VACANT DIRECTOR POSITION - Filled

One application from an owner was received to fill the vacant Director position. An interview was conducted and the Board appointed **Barbara Lopez** to the Board. Her contact information, along with all our board members, is viewable on both websites under the heading of "Board Members". We welcome Barbara and thank her for volunteering to take on this assignment.

BALLOT FOR DIRECTOR ELECTIONS

The submission date for filing for nomination to our Board of Directors election in October was July 22, 2020. There were 5 submissions for the 5 member Board of Directors.

The ballot for voting (which we are required by law to have) will have five names: Randy Stokes, Carol Falin, Page LaPenn, Barbara Lopez and Andy Santamaria.



COA NEWS

At the July 2020 Board Meeting, the Board decided to keep the Clubhouse closed until further notice. The health situation has not improved since last month. Further information is being gathered as to the liability issues involved in opening COA facilities. A recent Community Associations Institute survey showed that only 7% of the COAs with pools have opened their facility.

The Board also decided to postpone the termite inspection, sewer line cleaning programs and painting of the rails until further notice. Owners have commented that they feel uncomfortable in having staff/contractors enter their units due to possible virus transmission. In case of emergencies, contractors will be called in to remedy the issues such as sewer back-up problems.



WATER QUALITY ISSUES



On the evening of July 22nd, a major water line that supplies water to the City of Port Hueneme located at the intersection of Perkins Road and Pleasant Valley Road broke. It took about a week to repair the line.

During this repair period, the City received its water from the United Water Conservation District, which has lower quality water and meets all state and local health standards, and is safe to drink. It may have tasted or smelled different, and it might have been cloudy.

For further information about this incident, the City’s Water Division can be reached at (805) 986-6563 or (805) 797-0072 during normal business hours.

NEWSLETTER

Deadline for submissions for the September issue is August 26, 2020

I would like to make it clear as to how I, Lya Findel, the editor of our e Newsletter, handles the submissions to the newsletter.

Submissions must be in my [surfsideiiiLya@gmail.com mailbox](mailto:surfsideiiiLya@gmail.com) no later than the submission date.

Confirmation of receipt of the submission will be sent out no later than 24 hrs. from the time of the submission to the author of the submission.

If the submission has multiple authors listed (with their email addresses) I will send confirmation of the receipt to each participant.

If the author of the submission has issues concerning their submission, they have 24 hrs. to inform me. Just to be clear, I accept submissions from the date of the last board meeting to the deadline submission date. Obviously, earlier submissions would be beneficial to both the author and me, so if there are any issues they can be dealt with in a timely manner.

Before our newsletter is sent out, I send the finished copy to our Board President, Andy, for review. Once he agrees that it looks good, I post it on our websites and forward a copy to Jen so she is able to email the newsletter to those that are on the email list she monitors.

I have looked up my old emails that I received when I started editing the newsletter. That was years ago, before Andy was president. It was at a time that the owners were very vocal.

The main theme of what they wanted in their newsletter was short informational articles. No one that wrote wanted this newsletter to be a newspaper, with long articles.

They wanted information as to what is/has been happening here during the past month or planned for in the month ahead.

If you have different thoughts as to what you would like to see in our newsletter, please let me know: surfsideiiiLya@gmail.com



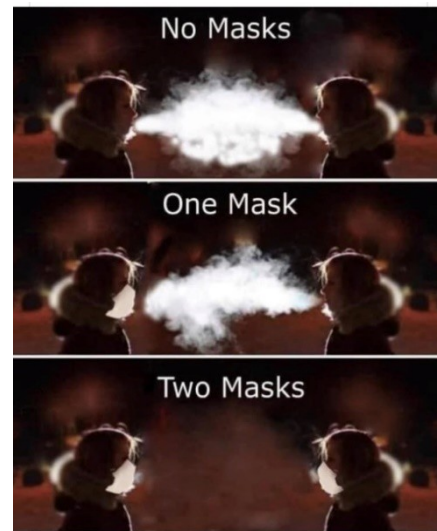
COVID UPDATES

Local information and advice as to what you need to do to during this pandemic is available on this website.

<https://porthuenemeemergency.org>

As far as in our Surfside III COA community, please be aware that the recommended 6 foot distancing is not possible when using the stairways to and from the condo units.

So please help to not spread the virus by wearing a mask...even if you are running out to the mailbox, taking the trash out or walking your pet.



AFTER HOUR PLUMBING EMERGENCIES



Please call **Lordon Property Management at 818-707-0200 or 626-967-7921 Option 9** to report **emergency** plumbing issues after hours.


These emergency numbers can also be found on the Contact Sheet at the end of each Newsletter, along with being posted on the outside doors of the Clubhouse.

Water causes major damage if not reported ASAP. If you see it, PLEASE report it.

SURFSIDE III INFORMATION SHEET

Surfside III COA [monthly e Newsletter](#) may be viewed on either of our websites: www.surfsideiii.com or www.surfsideiii.org



 **No Smoking:** on balconies, patios or within 25 feet of all indoor common areas, children playground areas and exclusive use entrances. Also, no smoking is allowed in the elevators at anytime.
It is against the law to smoke Marijuana in any outdoor area.

 Non-emergency construction & homeowner repairs are allowed Monday through Saturday 8 a.m. to 7 p.m. and on Sundays between 10 a.m. to 6 p.m.






10 MPH is the speed limit in Surfside III







Guest Vehicle Entrance control service must be set-up with the **on-site office 805-488-8484**. Once that has been established, when your guests arrive at the Guest Entrance, they will call you using the speaker at the Guest Entrance. After you answer  you **must wait  3 seconds** BEFORE your press "9" which unlocks the gate. **After 10 seconds** the system **no longer accepts the "9" command** to open the gate. **Timing is very important** when using this remote service.



Vehicles left in **Guest Parking** for more than **96 hours**  **will be towed** at owner's expense.


Self service car washing    area is located next to the Clubhouse on Sea Wind Way.


Vehicles **EXITING** Surfside III must get **very close** to the **exit gate**   and **exit quickly** once it opens since it only **stays open for 7 seconds**.

 Package **deliveries cannot** be made to the office. If you want to play it safe, request deliveries must be signed in order for delivery. The  cannot guarantee their safety if left outside your door.



Free Internet access in the Clubhouse. NO **GARAGE SALE** are permitted at anytime, unless sponsored by the COA.

 Locked storage rooms are for storage of bicycles only. No gasoline driven cycles of any type may be stored in these rooms. The COA holds no liability for theft or damage of bicycles in storage. The occupant assumes all risk. Space is limited to first come first served. Key is available in the on-site office.

 **No one** should be playing in the roadways or impeding traffic. **Recreational** areas are provided for all occupants. See Surfside III map on reverse side map for locations.



All dogs must be on a leash **held by a dog walker** when in the common areas. Dogs are only allowed to run freely in the designated **"dog run"** area in **Lighthouse Park**.



Three pet limit. All dogs must be **registered** in the on-site office within **5 days** of occupying unit.



QUIET HOURS 10p.m.- 7a.m. This includes any outside space – patios, balconies and all common area. These hours are the same quiet hours enforced by the City of Port Hueneme police department.

BALCONIES – WATER MUST NOT BE USED to clean balcony. No carpeting allowed. Pots must have water collection plates.



Dogs **please tell your walkers** not to allow you to urinate/pee on the first floor posts and in the planted garden areas. Have them lead you to the grass areas and you will know what to do.

PLEASE



PLEASE



PLEASE



PLEASE



THANK YOU





Rental units **may not be subleased** in whole or part. Violations will be assessed an initial fine of \$500.00 and every 30 days thereafter until violation is corrected.



Only **Gas...Electric...or Propane BBQs**. **No charcoal, open flame or smokers** on your balcony or patio. There are monetary (\$) fines for violations.



Using the **Community charcoal BBQ area** is for your personal use, **if you reserve it** through our on-site office.



Pest control personnel are onsite the **first 4 Mondays** of each month to deal with pest problems. Contact the office for proper forms which require your signature before entrance to your unit is permitted.



Please do not leave your trash outside your door.



Double bag to avoid spills on your way to trash areas.



If you live on the **2nd or 3rd floor of the Condos** we ask that you **not run your washer and/or your dryer** between **10p.m. to 8 a.m.**

Patio or Balcony railings must **NEVER** be used for drying any items including wet suits or towels.



Yes, we do have lost & found items that have been turned into the front office. Please check with us for your missing items.



Garbage disposal restrictions: No disposal of peels, rice, fruit cores, pasta, cheese, coffee grounds, grease of any kind, lettuce, cereal, egg shells, or solid items.

Disposals do not grind-up excess food which can be the **cause of drainage backups**. If these items are found to be the cause of a backup the **Surfside III Association will not be responsible** for the **repairs in any affected unit**.

\$\$\$ VIOLATIONS OF SURFSIDE III COA RULES WILL RESULT IN MONETARY FINES \$\$\$



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
- Dog run.

ssiiioffice@gmail.com

805-488-8484



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:

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***

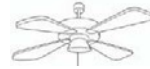
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

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



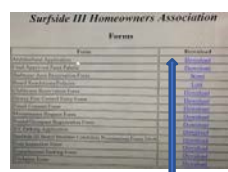
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



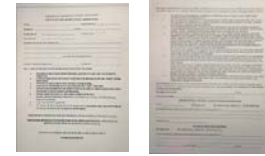
Click on:



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 July 30, 2020

ON-SITE OFFICE IS CURRENTLY CLOSED during this pandemic.

**Surfside III COA community is located at:
600 Sunfish Way, Port Hueneme, CA 9304**

Telephone hours only:

Monday through Friday

8 a.m. to 4:30 p.m.

1-805-488-8484

SSiiiOffice@gmail.com

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

MANAGEMENT COMPANY:

**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