

# SURFSIDE III Community e-Newsletter

Also viewable in its' entirety on either of our websites: [www.surfsideiii.com](http://www.surfsideiii.com) or [www.surfsideiii.org](http://www.surfsideiii.org)

September 2020  
6 Page Edition

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



The next Board meeting will be held **September 12, 2020** starting at **10:00 am**.

**PLEASE CALL 1-844-854-2222 (Toll Free)**

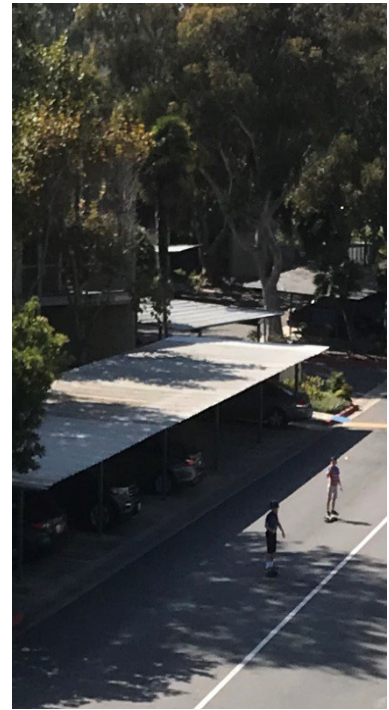
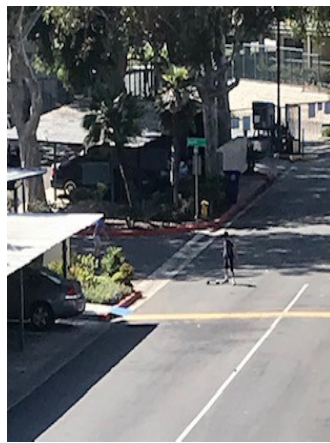
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Please go to either of our websites: [www.surfsideii.com](http://www.surfsideii.com) or [www.surfsideiii.org](http://www.surfsideiii.org)  
under Meeting Minutes, after September 8<sup>th</sup> to view the Agenda Items.

## **PLAYING IN THE STREETS**

Even though there is a rule prohibiting playing in the COA's streets, some residents continue to ride their scooters and skateboards in the streets.

To avoid any possible mishaps, **please do not play in the streets.**



## **ELECTIONS**

The ballots for Board Directors have been mailed out. Please mail in your ballots as soon as possible. The ballots are scheduled to be opened at the October 10th meeting. If insufficient ballots are received, then the ballots will be opened at a later meeting.

## TREE ROOTS IN SEWER LINE



One, of the three unit stacks in Building 2 was experiencing blocked sewer drainage issues.

After investigation, it was determined that tree roots from a nearby tree had managed to get inside the main drain and clog the pipe with roots.

This required that a portion of the bottom unit slab be removed in order to replace the pipe.

Repairs were made and the sewer line now works as planned.

Further study is being made as to what actions to take to prevent reoccurring tree root issues.

## BICYCLE THEFTS

Two bicycle thefts from the Building 8 bike room have been reported.

One of the bikes had a combination lock with a cable chord which had been cut.

If you see suspicious behavior, please report it to the Office and/or the police.



## UNLICENSED/INOPERABLE VEHICLES



The schedule for the **2021 Street Sealcoat Project** is for the project to start in the second quarter of the 2021 year. The exact dates will be announced once the weather pattern at the time is known.

To prepare for the project, unlicensed and inoperable vehicles **will be cited starting this September** since it takes some time to clear the complex of these types of vehicles.

Sufficient notice will be provided to the owners of these types of vehicles prior to towing. Please pay attention to the notices that are placed on your vehicle.

## **SUCCULENTS**



There are **over forty succulent** gardens within the complex and there is a variety of succulents to choose from.

If you are interested in obtaining succulent clippings for your use, please contact Lynn Haile or Lynn Santamaria at [lscif95@aol.com](mailto:lscif95@aol.com).

## **NEW LANDSCAPING FIRM**

The COA's new landscaping firm is Garcia's Landscaping Maintenance, Inc. The CC&Rs require that services go out to bid in order to obtain the best contracts. Other services that have recently gone out to bid are: **pest control, termite control, and sewer line cleaning.**

## **PALM TREE TRIMMING IN SEPTEMBER**

A list of palm trees needing trimming is being compiled so that work may begin in September.

Regular tree trimming will begin soon afterward.



## **NEWSLETTER SUBMISSION DEADLINE:**

September 25th for the October Edition. Email editor: Lya Findel at [SurfsideiiiLya@gmail.com](mailto:SurfsideiiiLya@gmail.com)

## 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\***

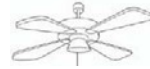
**Rules and Regulations Committee** - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci [surfside3rulesandregs@aol.com](mailto:surfside3rulesandregs@aol.com)

**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 Gannion our Customer Service Representative at [SSiiiOffice@gmail.com](mailto:SSiiiOffice@gmail.com)**



## **ARCHITECTURAL APPLICATION REQUIREMENTS**



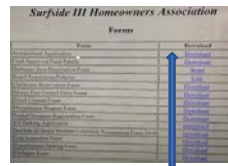
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



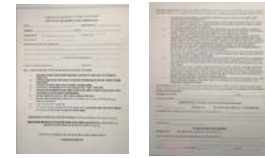
Click on:



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.

## CONTACT INFORMATION

**SURFSIDE III COA** community is located at: **600 Sunfish Way, Port Hueneme, CA 93041**

*Clubhouse is currently closed during this pandemic*

**Customer Service Representative**, Jennifer Gannion is available by telephone or email only:

Monday through Friday 8 a.m. to 4:30 p.m.

**1-805-427-4102**   [SSiiiOffice@gmail.com](mailto:SSiiiOffice@gmail.com)

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

### **SURFSIDE III COA BOARD OF DIRECTORS**

**President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Randy Stokes [randy@randystokes.com](mailto:randy@randystokes.com)

**Treasurer:** Page LaPenn [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com)

**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

**Director:** Carol Falin [carol.falin@surfsideiii.com](mailto:carol.falin@surfsideiii.com)

**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**