

# 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)

October 2020  
8 Page Edition

Lya (Lea) Findel (Editor)  
[surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

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

The next Board meeting will be held **October 10, 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.surfsideiii.com](http://www.surfsideiii.com) or [www.surfsideiii.org](http://www.surfsideiii.org) and look under Meeting Minutes, after October 6th, to view the Agenda Items.

## **BOARD ELECTION**

Member Meeting: **Saturday, October 10, 2020 – 10:00 am** \*Viewable using **Zoom** video communication

If a quorum is reached, the Member meeting will proceed.

You may participate in both the Member meeting and the Regular meeting at the same time by using both the Zoom connection and the phone connection instructions listed at the beginning of this Newsletter.

If there is no quorum, the Member meeting will be held Saturday, October 31, 2020 – 10:00 am.

**\*Zoom video communication:** To participate in the member meeting, please send your email address to: Barb Lopez, Board Director at: [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

## **CENSUS**



Census workers are visiting Surfside III units to fill out the forms for those residents that have not responded. **They will be wearing badges that identify them as Census Workers.**

The census provides critical data that lawmakers, business owners, teachers, and many others use to provide daily services, products, and support for you and your community. Every year, billions of dollars in federal funding go to hospitals, fire departments, schools, roads, and other resources based on census data.

The results of the census also determine the number of seats each state will have in the U.S. House of Representatives, and they are used to draw congressional and state legislative districts.

It's also in the Constitution: Article 1, Section 2, mandates that the country conduct a count of its population once every 10 years. The 2020 Census will mark the 24th time that the country has counted its population since 1790.

## TOILET RING FAILURE

Condo building owners who own units on the second and third floors should be aware that the toilet rings will not last forever and need replacement periodically. When the toilet rings fail, damage may occur to the unit(s) below. The cost to repair this type of damage is the owner's responsibility.



Prime Line MP56533 Universal Toilet Wax Ring with Bolts, Includes Black Rubber Funnel, Pack of 1

★★★★★ ~ 248

\$5<sup>50</sup>



Damage recently occurring

## STRONG WIND DAMAGE

Recent strong winds caused a large branch from the top of this tree in Lighthouse Park to break and fall. Tree trimming and palm tree trimming is expected to begin in the last half of October.



## **RECYCLING BIN FIRE**

By accident or on purpose, there was a recycling bin fire located in the structure by the townhomes. Since then, the bin has been replaced and the structure has been painted.



## **SHOWER CAULKING ISSUES**



Experience has shown that water damage is one of the costliest items to repair in townhomes and condos. Recently a condo owner on the second floor had a water intrusion issue to the unit below. The caulking around the shower head pipe that went into the wall broke off and allowed water to flow to the unit below. By the time that the first-floor unit owner noticed the water damage, there was significant work to be done. Payment for this repair was the responsibility of the second-floor unit owner.

Please check your water system to make sure the shut off valves work, there are no water leaks under the sinks and that the caulking of the water pipes going into the walls are in good shape.

## **CONCRETE GRINDING PROJECT**

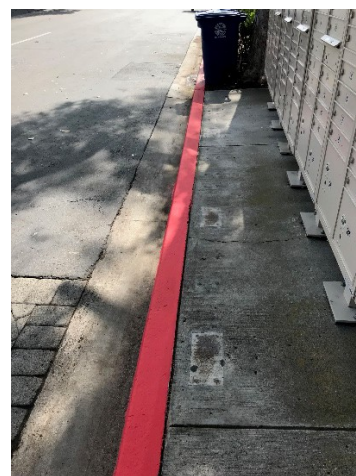
The concrete grinding project has been completed. The remaining concrete curb replacement work will be completed once concrete is available. It appears that there is a concrete shortage at this time.



Before



After



Completed



**2021 DRAFT BUDGET DISCUSSION**

The draft budget for 2021 will be presented by the Treasurer at the October 10, 2020 Board Meeting which starts at 10:00 am.

The COA's budget includes \$20,000 (**\$5.40x12x309**) to start the process of satisfying the recently approved Senate Bill SB 326 (**Civil Code Section 5551**).

This Section requires California Homeowners Association of a condominium project with 3 or more units to inspect not just their decks, but all "exterior elevated elements". The inspections must be done every 9 years and must use a Licensed Structural Engineer or Architect to determine if there is an "immediate threat to safety of occupants.

The Structural Engineer or Architect shall issue a written report containing the following information: Identification of the building components; the current physical condition of the load-bearing components and associated waterproofing system; whether the conditions present an immediate threat to the health and safety of residents; the expected future performance and useful life of the loadbearing components and associated waterproofing system; recommendations for any necessary repair or replacement; and the report shall be stamped and signed by the Structural Engineer or Architect.

If there is a threat to the health and safety of residents, the association shall take preventative measures immediately, including preventing occupant access to the exterior elevated element. Repairs shall be inspected and approved by the local enforcement agency before allowing occupant access to the exterior elevated element again. Any needed repairs may be funded by using loans, issuing a Special Assessment or using Reserves.

				PUPM	2020 Budget	2020 Budget vs Actual(June)	Budget 2021 Suggested Revision	Variance
	YTD ACTUAL(June)	YTD BUDGET	VARIANCE	YTD ACTUAL	PUPM	VARIANCE		
Administrative	\$ 52,776	\$ 45,420	\$ 7,356	\$ 28.47	\$ 26.78	\$ 1.69	\$ 26.00	\$ (0.78)
Loan	\$ 288,162	\$ 284,790	\$ 3,372	\$ 155.43	\$ 153.61	\$ 1.82	\$ 155.43	\$ 1.82
Salary				\$ -	\$ -			\$ -
Admin	\$ 19,781	\$ 38,934	\$ (19,153)	\$ 10.67	\$ 21.00	\$ (10.33)	\$ 15.00	\$ (6.00)
Painting	\$ 12,558	\$ 16,890	\$ (4,332)	\$ 6.77	\$ 9.11	\$ (2.34)	\$ 12.00	\$ 2.89
Maintenance	\$ 34,531	\$ 40,860	\$ (6,329)	\$ 18.63	\$ 21.21	\$ (2.58)	\$ 23.00	\$ 1.79
Porter	\$ 7,537		\$ 7,537	\$ 4.07	\$ 0.83	\$ 3.24	\$ 2.00	\$ 1.17
Total Salaries	\$ 74,407	\$ 96,684	\$ (22,277)	\$ 40.13	\$ 52.15	\$ (12.02)	\$ 52.00	\$ (0.15)
Insurance	\$ 99,637	\$ 90,528	\$ 9,109	\$ 53.74	\$ 48.83	\$ 4.91	\$ 53.74	\$ 4.91
Taxes	\$ 6,857	\$ 9,900	\$ (3,044)	\$ 3.70	\$ 5.34	\$ (1.64)	\$ 3.70	\$ (1.64)
Structural Engin				\$ -	\$ -		\$ 5.40	\$ 5.40
Contracted Service	\$ 39,786	\$ 50,058	\$ (10,272)	\$ 21.46	\$ 27.00	\$ (5.54)	\$ 25.71	\$ (1.29)
Maintenance	\$ 109,643	\$ 135,726	\$ (26,083)	\$ 59.14	\$ 65.00	\$ (5.86)	\$ 68.00	\$ 3.00
Total Contracted	149428.74	\$ 185,784	\$ (36,355)	\$ 81	\$ 100.21	\$ (11.40)	\$ 93.71	\$ (6.50)
Reserves	\$ 168,714	\$ 168,714	\$ -	\$ 91.00	\$ 91.00	\$ -	\$ 93.73	\$ 2.73
Total Expense	\$ 839,982	\$ 881,820	\$ (41,838)	\$ 453.06	\$ 469.71	\$ (16.64)	\$ 483.71	\$ 14.00
HOA Dues				\$ 459.00			\$ 473.00	
						Dues Increase =	<b>\$14.00</b>	
							<b>3%</b>	

The COA's budget also includes an additional \$18,200 (**\$4.91x12x309**) to pay for the increase in insurance premiums.

## **CONDO ROOF REPAIRS**



A contractor recently repaired minor roofing issues at buildings 3 and 8.

If other third floor condo unit residents have noticed roof water issues, please contact the Office.

## **OWNERS CORNER**

Submitted by: D. Setterfield / owner of a primary residence in Building 1 - Surfside III

Ratio of owner-occupied units at Surfside III

As of mid-September 2020, 56.34 percent of our 309 residential units are owner-occupied, according to a data checklist provided by Lordon Management to satisfy a lender's query (pertinent to a pending refinancing loan). The pool of owner-occupied units includes 2nd-home ownership as well as year-round ownership of Surfside III units as primary residences. zNo further breakdown of occupancy status is available.

This data snippet is being shared because more than twice this year, owners at monthly Condominium Owners Association (COA) meetings have asked for the current ratio of occupancy by owners compared to renters and no answers or next steps to get answers were provided. Apparently an answer IS available when the due diligence for a refinancing loan nears completion. Therefore, if in the future any owner refinancing a unit feels generous about sharing an updated percentage, the newsletter may be a logical means of doing that.

The September ratio seems like good news to me, compared to a lesser percentage of owner-occupied units I heard mentioned years ago during discussions about updating our CC&Rs that originated in the 1970s. Today I thought, why not put the ownership data out there, for the benefit of others?

## **NEWSLETTER SUBMISSION DEADLINE:**

October 27th for the November 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\***

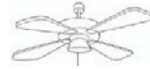
**Procurement Committee** –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings ....email contact info below\***

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



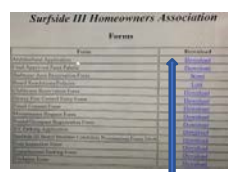
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



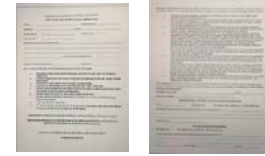
Click on:



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.

---

\*\*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**