

SURFSIDE III Community e-Newsletter

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

December 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 **December 12, 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 or www.surfsideiii.org and look under Meeting Minutes, after December 8th, to view the Agenda Items.

CUSTOMER SERVICE REPRESENTATIVE POSITION

Surfside III would like to thank Jennifer Gannion, who has worked as our Customer Service Representative, since May 2019. For the past nine months, Jen has been working from home and at the Clubhouse as needed to fulfill her tasks. She recently got married and is now moving to Texas right before Christmas. Surfside III has hired Anjoli Peters to take Jen's position starting November 30th. For the next four weeks, Jen will be Anjoli's teacher and will show her the ins and outs of working as a Surfside III Customer Service Representative.

Please continue to email ssiiioffice@gmail.com with your requests.

Until the position transition is completed on December 23rd, please continue to call 805-427-4102 to talk to Jen. After December 23rd, this cellphone will be deactivated and the new one listed below will be its' replacement.

Starting **December 24, 2020** our new **Customer Service Representative:**

Anjoli may be contacted by calling either:

Office Landline **1-805-488-8484** or Cellphone **1-805-746-7586**

TREE TRIMMING PROJECT

As one walks throughout the complex, one can see the extensive work that was done for the trimming of the trees as well as the palm trees. This work will minimize the chances of branches breaking off during high wind events.



CURB REPAIR



Before



After

SURVEY – ALLOWING ACCESS TO UNITS

The following maintenance projects that involve some participation by the residents by allowing access to the units are:

- the sewer line cleaning
- termite inspection of units
- painting of the rails.

At the end of the year, the scheduling of these projects will be revisited. To obtain the owners' opinions on these three projects, please send in your comments to:

Andy, our Board President at a67sand@aol.com

and let him know when you would be comfortable to allow service staff to enter your unit.

RUSTING RAILS

When Pandemic conditions improve, painters will be painting the rails throughout the complex.

To assist in the scheduling of the sites that need painting or repair, please submit photos of the rails in your balcony that need attention to the Board President at a67sand@aol.com. Please include the unit's address in the email.



CONDO BUILDING WATER USE

The latest water meter readings reported by the City of Port Hueneme shows the following water use per building:

Building	Gallons of water used in one month
1	55,352
2	77,792
3	59,840
4	53,108
5	65,824
6	41,140
7	172,040
8	90,508

It is recommended that the residents in Building 7 check that their toilets are not constantly flowing. This has been the most common factor for high water use in the past.

HOLIDAY DECORATIONS



Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences using plastic ties, but they will need to be **removed by January 8, 2020.**

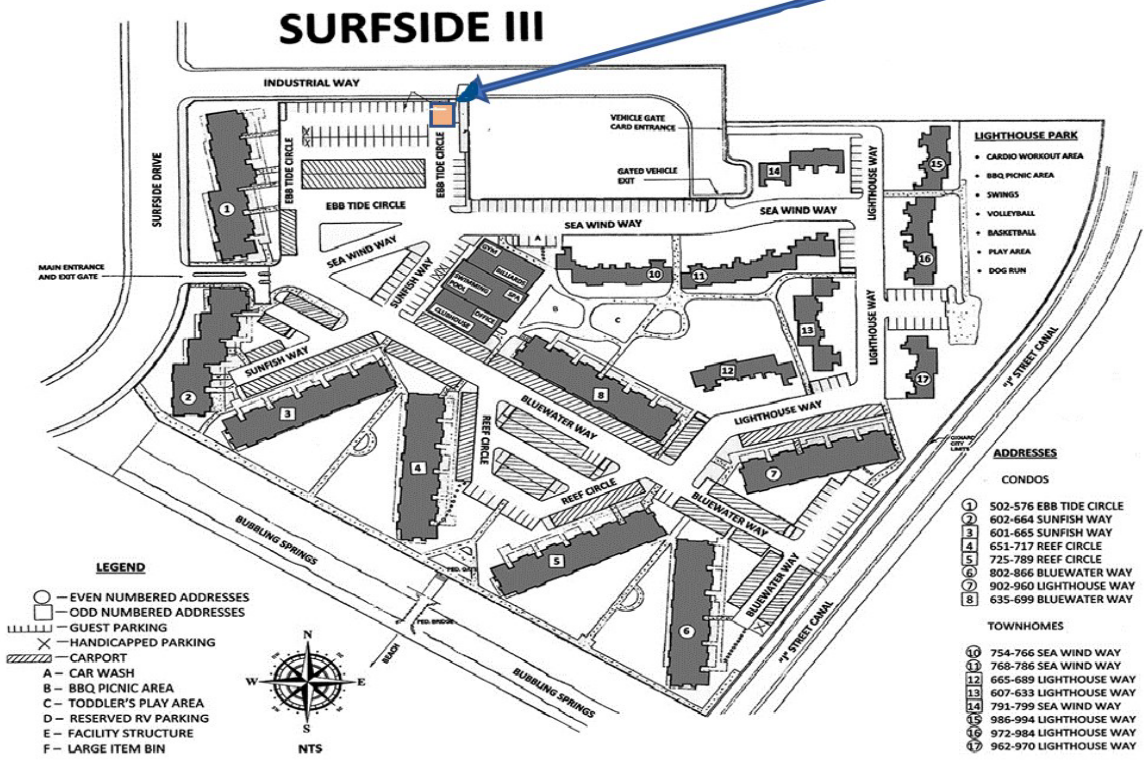


DO NOT USE the small bins for



disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



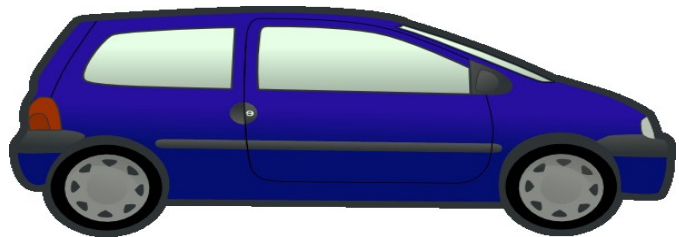
ELIMINATING THEFT OPPORTUNITIES

There are people who do their daily and holiday shopping outside your front door and from inside your vehicle!



Do not have packages left outside your front door. **Always require a signature** for delivery for items you order. If you're expecting a gift from someone be sure to ask them to require a signature for delivery.

To avoid your vehicle being broken into **lock your vehicle** and be sure to **remove anything from view** that might entice someone to break in. Leaving anything of value in your vehicle, be it in view or in the trunk is never a good idea.



If you become a victim of a theft or break in, be sure to **report the crime to both** our **on-site office** either by calling **805-488-8484** or emailing the office at: SSIIIOffice@gmail.com and contacting the **police department** at **805-986-6538**

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:

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***

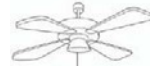
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci 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**

ARCHITECTURAL APPLICATION REQUIREMENTS



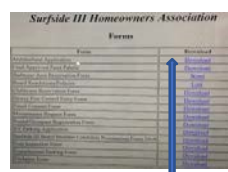
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



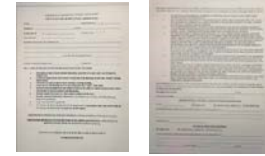
Click on:



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-Stirling 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 either website: (<http://www.surfsideiii.com> or <http://www.surfsideiii.org>) and on the Clubhouse Bulletin Board.

CONTACT INFORMATION

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

805-488-8484 (landline) SSiiiOffice@gmail.com

Clubhouse is currently closed during this pandemic

Customer Service Representative is **available only by telephone or email**

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

Additionally, the Customer Service Representative contact cellphone number:

Jennifer Gannon **1-805-427-4102** available **only through December 23, 2020**

Starting December 24, 2020

New Customer Service Representative, Anjoli Peters **1-805-746-7586**

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

SURFSIDE III COA BOARD OF DIRECTORS

President: Andy Santamaria andres.santamaria@surfsideiii.com

Vice-President: Randy Stokes randy@randystokes.com

Treasurer: Carol Falin carolfsurfsideiii@gmail.com

Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Page LaPenn pagelapenn@gmail.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