

SURFSIDE III e- Newsletter

Also viewable in their entirety on either websites: www.surfsideiii.com or www.surfsideiii.org.com

Newsletter submissions to be considered for publication, and/or questions or comments should be addressed to Board President, Andy Santamaria at a67sand@aol.com

Submission deadline for following month's edition is the 25th of this month.

January 2021

8 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **January 9, 2021** 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 January 5th, to view the Agenda Items.

**THE SURFSIDE III, COA BOARD OF DIRECTORS AND STAFF WISH ALL RESIDENTS
A HAPPY, SAFE, NEW YEAR.**

CALACTIVITY

CAI is an international membership organization dedicated to building better communities. With nearly 40,000 members, CAI has 64 chapters worldwide.



Surfside III belongs to the Ventura County Chapter.

At the Annual Planning Meeting of the Community Association Institute (CAI) Channel Islands Board meeting, **Randy Stokes, the Surfside III COA Vice-President was elected President Elect** for 2021. He will continue to perform both assignments this coming year.

CAI does the following:

*Advancing excellence through seminars, workshops, conferences, and education programs, most of which lead to professional designations for community managers and other industry professionals.

*Publishing the largest collection of resources available on community association

management and governance, including website content, books, guides, *Common Ground* magazine and specialized newsletters.

*Advocating on behalf of common-interest communities and industry professionals before legislatures, regulatory bodies, and the courts.

*Conducting research and serving as an international clearinghouse for information, innovations and best practices in community association development, governance, and management.

OFFICE

Anjoli (on-jey-ley) Wilson has taken over the duties of **Customer Service Representative**. She can be contacted at ssiiOffice@gmail.com or by phone at 805-488-8484.

RAIN



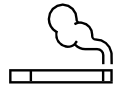
Now that the rains have come some issues may become present.

If your unit is experiencing any:

- water leaks,
- gutters not working
- or severe ponding in the areas around the buildings

please inform the Office 1-805-488-8484 or ssiiiOffice@gmail.com.

FIRE INCIDENT



On a windy day, a resident observed that a fire was starting to grow in the ash tray container near the fence gate that allows access to the bridge. He quickly went over and put it out.

All smokers in the complex: please make sure that the cigarette/cigar butts you dispose of in the complex are completely extinguished.



PARCEL AND



BICYCLE THEFTS

There have been several incidents reported to the Office that thieves are taking packages that have been delivered to the units. Also, some bicycles have been taken from the bike rooms and from areas where the bikes had been locked up with security devices

CONDO WALKWAY CLEANING

Maintenance staff periodically uses a blower to clean the common area walkways in the condo buildings. With the recent winds, additional sand and grit has been accumulating on the walkway surfaces. Residents may wish to assist in cleaning the walkways in front of their condos by brushing and picking up the sand.



SURVEY

Last month a survey was conducted to obtain owners' comments on when they might feel comfortable to allow service staff to enter their units. There were six replies: five saying "come on in" and one saying "do not enter". Considering the response, scheduling of maintenance items that require entry to units will be held off until such time health conditions improve.

This past month there were two flooding incidents that did require entry to multiple units and service staff did enter to perform the necessary repairs.

The scheduling of projects not requiring entry to units will continue as appropriate.

The street sealcoat project scheduled in early summer will limit vehicle parking while the work is being performed. Also, cars parked in garages and carports may not have street access during this limited time.

Look for announcements, flyers, and Newsletter articles in the coming months to see when your vehicle access or parking may be impacted.

It is recommended that residents subscribe to the Surfside III Newsletter by emailing your email address to ssiiiOffice@gmail.com.

BUILDING 7



Two new water heaters have been installed in Building 7.

The prior water heaters worked for twelve years.

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 Used in October	Gallons Used in November
1	55,352	59,096
2	77,792	141,382
3	59,840	65,829
4	53,108	53,860
5	65,824	63,584
6	41,140	39,647
7	172,040	80,790
8	90,508	100,239

It is recommended that the residents in Building 2 check that their toilets are not constantly flowing. This has been the most common factor for high water use in the past.

GATE REMOTE



The remotes sold at our onsite office require a 9 volt battery to operate. Since one never knows when the battery will die it is recommended you store an extra battery in your car.

ELEVATOR USE

It appears that the elevator in Building 6 is acting up again especially on the weekends or after-hours. The notification procedure of a non-working elevator Monday – Friday 8:00 to 4:30 is to call the Office. During off-hours, please contact Lordon (see contact info at the end of this Newsletter).

Please check that no residents have blocked the doors open which sometimes happen if they need to place groceries in the elevator. The other common issue is that a leaf on the elevator door track is blocking the safety light which will then stop the door from closing.

The Maintenance Supervisor will go to the elevator utility room to reset the machinery. He can try this method three times. After that, an elevator technician will need to be called to provide service if the elevator does not restart.

Even though the COA has a maintenance contract, each visit by a technician M – F 8 to 5 costs \$400.00. Weekend or after-hour calls are \$1,200.00.

BALCONY SURFACE DAMAGE

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

Recently, it cost an **owner over \$3000** to repair the blue balcony covering due to moisture damage.

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.**

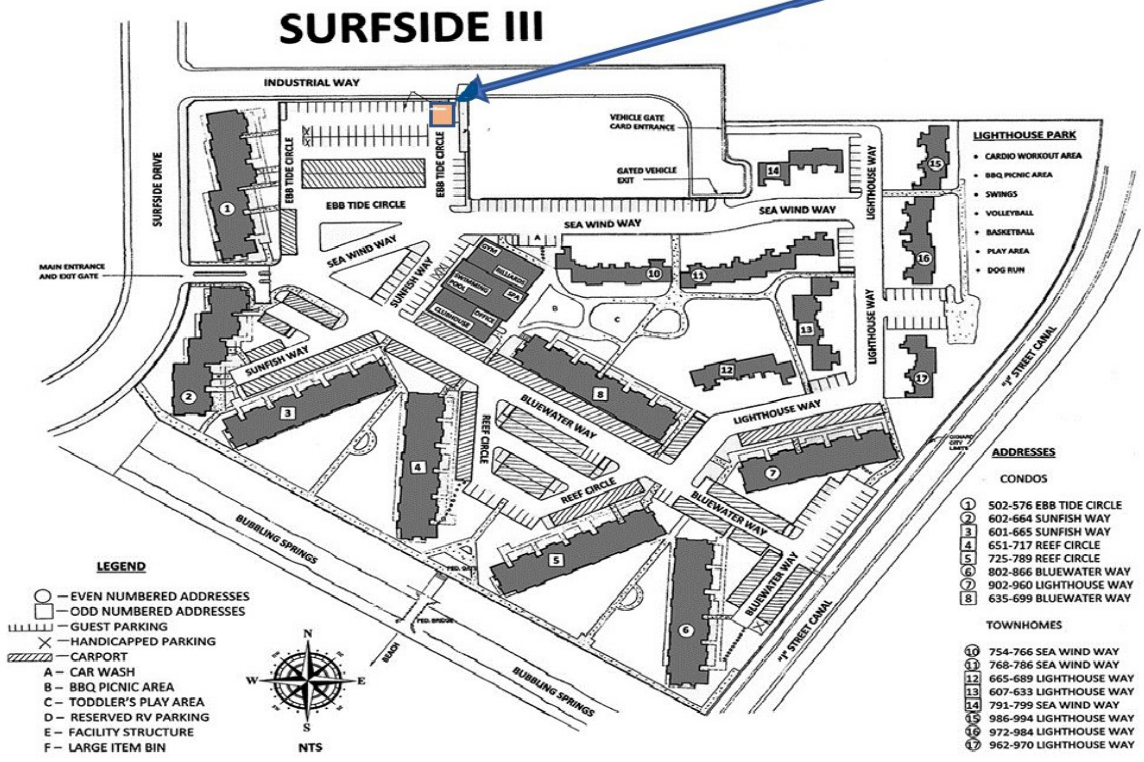


DO NOT USE the small bins for



disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



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***

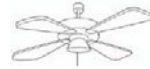
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings.....email contact info below***

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

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:

***Anjoli Wilson our Customer Service Representative at SSiiiOffice@gmail.com**

ARCHITECTURAL APPLICATION REQUIREMENTS



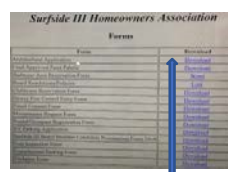
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



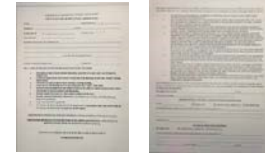
Click on:



Click on: "FORMS"



Click on: **download**



Print 2 page form "INFORMATION"

Forms are available online at: www.surfsideiii.com or www.surfsideiii.org

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**

Clubhouse is currently closed during this pandemic

Customer Service Representative, Anjoli Wilson is available by telephone or email 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

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)