

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.

February 2021

9 Page Edition

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **February 13, 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 February 9th, to view the Agenda Items.

CALIFORNIA CIVIL CODE 5551

Elevated Elements Inspection Code



This Civil Code became effective on January 1, 2020
it requires that a detailed inspection of:

Load bearing components and associated waterproofing or building envelope systems be done by January 1, 2025 and again no less than once every nine years thereafter.

The main elements to be inspected will be all load bearing components made of wood such as beams or posts. The northern stairway at Building 6 provides an example of the type of damage this inspection will seek to find.

In this situation, it appears that not only will the beam supporting the steps will need to be replaced but also the cross beam that it is connected to.



Another area that has been found to have wood rot is the post at the northern end of Building 6.



RECALL OF 350,000 RING VIDEO DOORBELLS



Some owners have installed Ring video doorbells at their units. Please be aware that the manufacturer has issued a recall concerning the doorbell's battery which can overheat when the incorrect screws are used for installation

creating a potential fire or burn hazard.

Please check to make sure yours is installed properly.

TRASH



Due to the existing situation, more and more packages and resultant packaging are being delivered to Surfside III residents.

After unpacking the packages, residents will then go to the various trash receptacle bins to throw the trash away.

If the trash receptacle that you go to is full, **please** go to another trash receptacle which does not have an overflow of trash to throw your trash away.

MASKS

Please be aware of where your masks wind up. If they happen to fall on the ground, please pick them up and dispose of them.

If they have elastic ear straps be sure to cut them before disposing of them properly.



There have been many cases of birds and other wildlife getting wrapped up in the straps.



STREET REPAIR PROJECT

The Street Repair Project has been completed. Ten street sites which had damage due to tree roots were repaired. Crack sealing was also done as part of this project.



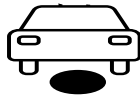
YELLOW TAPE



Please **do not enter construction** areas until the work has been done.

Contractors and staff use yellow tape to mark off areas where vehicle and/or pedestrian access is restricted. This means that if a vehicle or a pedestrian enters the marked off areas, there is a chance that they will cause damage to the work that is drying. For example, the Building 3 stairway steps were being repaired and had yellow tape marking off the area. Yet, someone pushed past the tape and stepped on the still drying paint which then required the work to be redone.

VEHICLES LEAKING FLUIDS



Please do not park vehicles that are leaking fluids in the complex. These fluids can cause damage to the street asphalt and can produce slipping hazards for pedestrians. Vehicle owners are responsible to clean the fluid spills either in the carports or in the visitor's parking spots. Offending **vehicles may be towed** after proper notice is provided.

RV PARKING



Only those vehicles which have an **approved registration at the Office** may park in the designated RV Parking Spaces adjacent to the wall fronting Industrial Way.

All others will be towed after an appropriate notice has been placed on the vehicle.

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 Oct	Gallons Used in Nov	Gallons Used in Dec
1	55,352	59,096	56,848
2	77,792	141,382	97,988
3	59,840	65,829	74,052
4	53,108	53,860	61,336
5	65,824	63,584	92,752
6	41,140	39,647	42,636
7	172,040	80,790	69,564
8	90,508	100,239	93,500

It appears that all the buildings are within their normal use of water for December. Building 7 residents have managed to reduce their water use. Building 1 and Building 6 residents appear to have consistent water use. Currently Ventura County is in a moderate drought condition. For further information, you can go to drought.gov.

WIND

Surfside III had a number of trees and palm trees trimmed last month which helped minimize the number of branches falling. Two palm trees were knocked down and two major tree branches fell near the main entrance mailbox area. Some other minor tree damage was reported. Also, a section of the roof siding of Building 1 fell off the wall.



ILLEGAL TRASH BIN USE



Staff has noticed that construction trash and mattresses from outside of Surfside III are being placed in the large trash bin after work hours.

Each time the COA calls the City to replace the full trash bin with an empty one, an additional fee is charged.

If you see someone dumping large items into the trash bin after 5 pm on weekdays or on the weekends, please notify the Office.

TRASH RECEPTACLE HIT BY VEHICLE

It appears that a vehicle hit the trash receptacle structure by the Clubhouse causing damage to the entrance walls that support the gates. If any resident has information regarding this event, please contact the Office.



MAINTENANCE REQUESTS

If you see areas that need maintenance or repair, please contact the Office. Depending on the situation, the Maintenance Supervisor or a contractor will be able to address the issue. The COA policy is to maintain/repair the infrastructure prior to it needing to be replaced, which is a much more expensive option.

FUTURE PROJECT

The Birds of Paradise adjacent to Building 2 and 3 have now grown to such an extent that their roots have lifted the Building 2 walkways as well as surrounding sidewalks. Since there is a major SCE power equipment next to the Birds of Paradise, special care will be needed as to not to disturb any power lines in the area. DigAlert, a free service provided by the utility companies, will send utility company staff to mark any underground utilities in the area. A contractor will then clear the site of any landscaping and roots. Then, another contractor, will remove and replace the damaged sidewalk sections.

When performing the street repair in this area, it was noted that the Bird of Paradise roots were the cause for the street damage.



COMMON AREA PARKING TIME LIMIT

Vehicles can park in the common area parking spots **up to 72 hours** before they have to be moved and parked at another spot. This rule allows equitable use of the parking spots. Vehicles found to be in violation will be cited.



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:

***Anjoli Wilson, our Customer Service Representative at SSiiiOffice@gmail.com
[1-805-488-8484](tel:1-805-488-8484)**

ARCHITECTURAL APPLICATION REQUIREMENTS



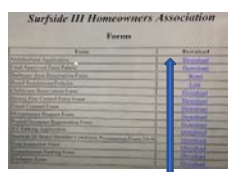
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



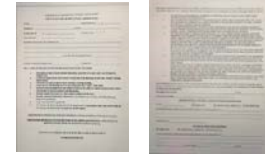
Click on:



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)