

# SURFSIDE III e- Newsletter

Also viewable in their entirety on either websites: [www.surfsideiii.com](http://www.surfsideiii.com) or [www.surfsideiii.org.com](http://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](mailto:a67sand@aol.com)

Submission deadline for following month's edition is the 25<sup>th</sup> of this month.

March 2021

10 Page Edition

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

The next Board meeting will be held **March 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](http://www.surfsideiii.com) or [www.surfsideiii.org](http://www.surfsideiii.org) and look under Meeting Minutes, after March 9th, to view the Agenda Items.

## **BBQ ITEM TO BE DISCUSSED AT THE NEXT BOARD MEETING on March 13,2021**



This charred townhouse embodies the worries driving Grill bans: An Unattended grill displaced nine people In Hayward, California.  
Source: CBS SP BayArea

At the January 9<sup>th</sup> and the February 13<sup>th</sup> Board Meetings, a discussion was held on the use of **fire pits on balconies and patios**. The COA insurance company was asked to comment on the insurance coverage provided if fire pits were allowed.

The **insurance company's response was that a rule should be adopted that prohibits recreational burning on or beneath elevated decks, balconies, and roof decks**. The rule should also restrict the use of these appliances to at least 30 feet from any structure or vegetation.

In **2007, California updated its Fire Code** and adopted portions of the 2006 International Fire Code, including sections 308.3.1 and 308.3.1.1. **These sections effectively ban the use of open-flame cooking devices on combustible decks**. Section 308.3.1 states that *charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. The exceptions are: one and two-family dwellings and where buildings, balconies and decks are protected by an automatic sprinkler system.*

The insurance language states that *for all occupancies other than one and two-family dwellings, the use of gas grills, charcoal grills, fireplaces and other heat-producing devices is prohibited on balconies and patios, under any overhang, and within 10 feet of any structure, unless such cooking equipment is permanently installed in accordance with its listing. In addition, the Code prohibits the storage of such cooking equipment on balconies of other than one and two-family dwellings.*

**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 – Oct	Gallons – Nov	Gallons – Dec	Gallons - Jan
1	55,353	59,096	56,848	86,768
2	77,792	141,382	97,988	101,728
3	59,840	65,829	74,052	94,996
4	53,108	53,860	61,336	73,304
5	65,824	63,584	92,752	86,768
6	41,140	39,647	42,636	48,620
7	172,040	80,790	69,564	82,280
8	90,508	100,239	93,500	83,776

**OBSOLETE UNIT KEY = \$500 FINE**

Please submit a current copy of your unit’s working key(s) to the following doors to the office if you have not done so previously:

- front door
- security door
- garage door (if applicable)



These keys are to be used only in case of emergencies such as flood, fire, or other safety issues or in the case of ongoing repairs which need to be completed during the absence of the owner/resident.

**PAINTING OF RAILS**

Since the COA painters were furloughed, the rust on the condo balcony rails has continued to deteriorate the metal.

If residents wish to paint the rails themselves, the COA will provide the paint necessary to do the task. Each condo building has its own color designation. Residents would first sand down any rusted areas, apply primer and then the correct paint provided by the COA.

If you wish to tackle this task, please contact the Office to coordinate the effort. Discussions with painting contractors will provide the COA with a realistic cost for doing this work.

## **ON-GOING PROJECT**

The Birds of Paradise adjacent to Building 2 and 3 have been removed. The preparation of the bid package for the repair of the adjacent sidewalks is in progress and work in the area will commence in late April.



## **GATE REPLACED**

The new exit gate to Industrial Way has been installed.



## **TRASH BINS**



When dumping your trash please go to a trash receptacle that can accept your deposit.

A few steps of walking can solve this issue.

## **BABY WIPES**



Please do not flush baby wipes down your toilets. They can become trapped either in the toilet themselves, the unit's sewer line, or the building's main line and may cause sewer backups.

## **SEAL COATING PROJECT**

It is expected that the seal coating project will occur in early summer. **This means that vehicle parking will be limited in the complex for short periods of time.**

Please start planning on where you will park your vehicle when this project begins.

If you park your vehicle in your carport or garage, and don't need to drive it on seal coating days, you will not have an issue.

More information will be provided as the contract is finalized and the contractor can provide input as to how the project will be scheduled.

## WIND DAMAGE

The heavy winds on Thursday February 25, 2021 caused the following damage close to building 2. Thankfully, the tree trimming last year helped minimize tree branches failing.

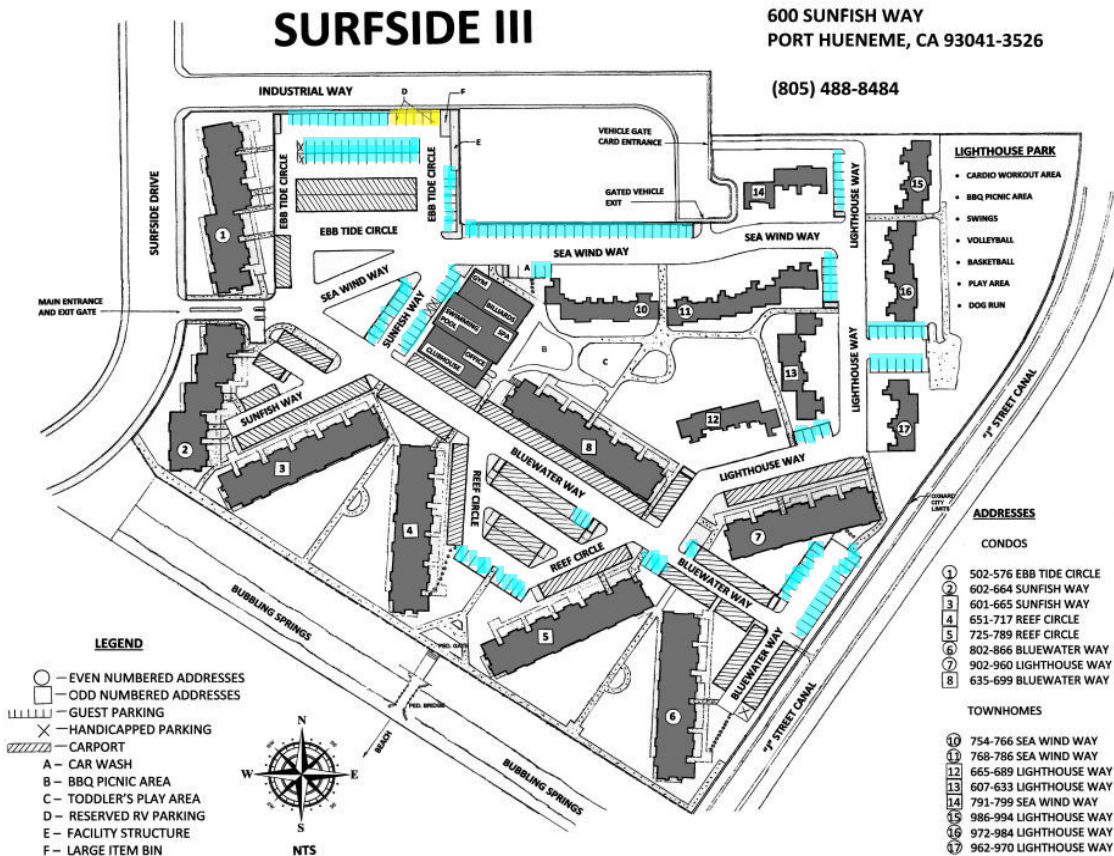


## DESIGNATED PARKING SPACES:

The designated **VISITOR PARKING** spaces may be occupied for a maximum of 72 hours straight. After that time, they are to be moved or they will be cited.

Applications for the monthly rental of the reserved **RV PARKING SPACES** may be requested from our onsite office.

**CARPORT COVERED** spaces are assigned and reserved.



The COA will **TOW VEHICLES** from the **VISITOR PARKING AND RV PARKING SPACES** due to violations but will not tow vehicles from carports or garages. The residents assigned carport and garage parking may have vehicles towed that are parked in their parking spots by calling Payless Towing at 805-485-4880.

# THE CITY OF PORT HUENEME IS UPDATING ITS PARKS AND RECREATION MASTER PLAN

It has been posted online for your review.

IT WILL IMPACT SURFSIDE III COA

ALL COMMENTS TO THE CITY MUST BE SUBMITTED BY **NOON, MONDAY, MARCH 1, 2021**

<https://www.ci.port-hueneme.ca.us/civicAlerts.ASPX?AID=470>



A clearer and more detailed view of the attached is available on page 74 of the "Draft".



## 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\***

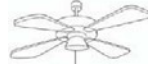
**Rules and Regulations Committee** - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Ellis Faraci [surfsiderulesandregulations@gmail.com](mailto:surfsiderulesandregulations@gmail.com)

**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:**

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



## **ARCHITECTURAL APPLICATION REQUIREMENTS**



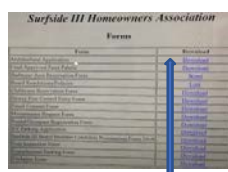
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



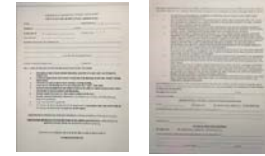
Click on:



Click on: "FORMS"



Click on: download



Print 2 page form "INFORMATION"

Forms are available online at: [www.surfsideiii.com](http://www.surfsideiii.com) or [www.surfsideiii.org](http://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.

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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-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](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:** Carol Falin [carolfsurfsideiii@gmail.com](mailto:carolfsurfsideiii@gmail.com)

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

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