

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.

April 2021

8 Page Edition

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **April 10, 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 April 6th, to view the Agenda Items.

BBQ ITEM TO BE DISCUSSED AT THE NEXT BOARD MEETING

At the January 9th, February 13th and March 13th Board Meetings, discussions were held on Surfside III, COA Rules and Regulations – D. Balconies and Patios, 5: which states: *Gas/propane barbeques which are maintained in good condition are permitted. All open-flame barbeques/smokers utilizing wood, charcoal or any other similar fuel are prohibited on patios and balconies.*

To comply with the California Fire Code, a change to Rule 5 could read: **Gas/propane grills, charcoal grills, fireplaces, fire pits, heat lamps and other heat producing devices including their fuel source are prohibited to be used/stored on any condo building balcony. These heat producing devices including their fuel source may be used/stored in the town home patios as long as they are located a minimum of 10' away from the town home structure.**

Owners at the last meeting provided comments, which the association's insurance company answered:

- 1) Can an owner purchase an insurance rider that will cover the placement of a BBQ in their town home patios if the BBQ cannot be placed further than 10' from the building? *No*
- 2) Are electric BBQs ok to use? Does the 10' distance apply to them? *Not an option with National Fire Protection Association (NFPA) 1*
- 3) If automatic fire sprinklers were installed on the balconies, would it be ok to have BBQs on the balconies? *No that still is not an option per NFPA 1*

4) Since our buildings are stucco, does the 10' distance still apply? Yes

Applicable Rules

Section 24 of the California Code of Regulations Section 308.1.4 regarding open-flame cooking devices was adopted in 2016 and restricted the use of BBQ grilles and other open-flame cooking devices in condominiums in 2018.

24 CCR SECTION 308.1.4. OPEN-FLAME COOKING DEVICES

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

(Based on 2016 California Fire Code)

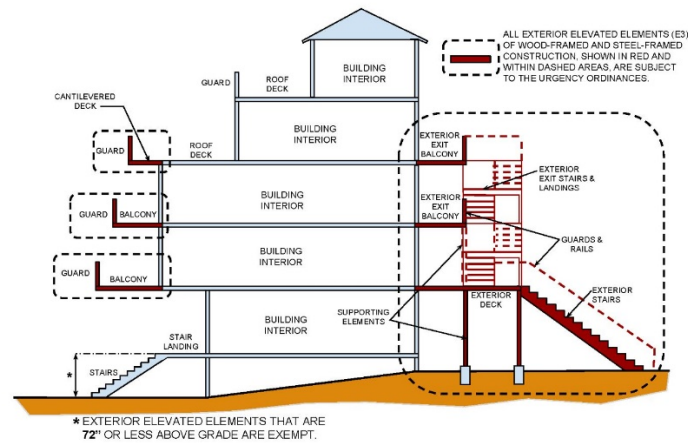
In correspondence with the Surfside III COA insurance company, the response received, as quoted in the National Fire Protection Association, Chapter 10, Section 10.11.6 documents, stated, *for all occupancies other than one-and two-family dwellings, the use of gas grills, charcoal grills, fireplaces, 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.*

FIRE EXTINGUISHERS



In order to provide some protection until Rule 5 is amended and takes effect, it is suggested that residents who have BBQs, gas/propane grills, fire pits, heat lamps or other heat producing devices have an appropriate fire extinguisher available nearby.

BUDGET DISCUSSION ON BALCONY INSPECTIONS COSTS



California Civil Code 5551 became **effective on January 1, 2020**, and **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 Board received four responses from firms proposing to perform this work and interviews with the selected firms is on-going.

At the April 10, 2021 Board Meeting, a discussion will be held on how to proceed with this project and how to fund the costs related to it.

If the inspection shows that remedial work is required to make the decks safe, those construction costs would be in addition to the inspection costs.

KEY CHECK

In order to prepare for the BALCONY INSPECTION PROJECT:

- All owners are requested to make sure that a working copy of their unit's doors has been provided to the Office.
- Once the contractor has identified which units will be entered in order to inspect the balconies, staff will check the unit's key to make sure the contractor has access to the unit in case the resident is not there.
- If the key does not work, a locksmith will be called to enter the unit. The typical fee for this is **\$180.00** and this amount will be assessed to the owner's account.

CONDO BUILDING AND TOWN HOME WATER USE

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

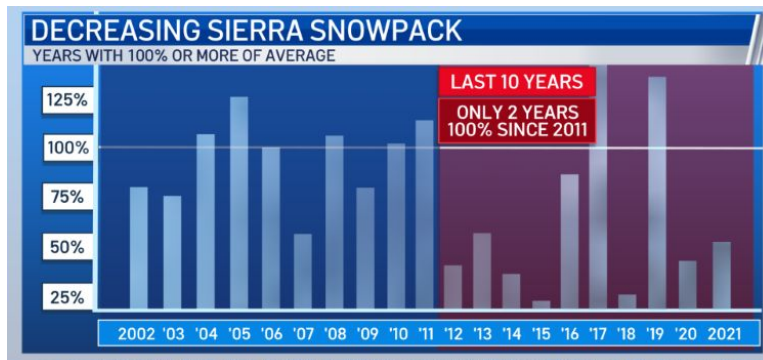
Building	Gallons – Nov	Gallons – Dec	Gallons – Jan	Gallons - Feb
1	59,096	56,848	86,768	92,004
2	141,382	97,988	101,728	124,168
3	65,829	74,052	94,996	92,004
4	53,860	61,336	73,304	64,328
5	63,584	92,752	86,768	71,808
6	39,647	42,636	48,620	41,888
7	80,790	69,564	82,280	79,288
8	100,239	93,500	83,776	70,312

Buildings 2 and 6 have 30 units. The other buildings have 33 units. Building 2 units are averaging 4,139 gallons/month of water use. Building 6 units, with the same number of units, are averaging 1,396 gallons/month of water use. **Building 2 unit residents should check to make sure their toilets are functioning properly. Toilet malfunctioning is the most common cause of high water use.**

For those who are new to the complex, each condo building has one meter. After the City reads the meter to see how much water has been used at that building, the association then divides the water bill equally amongst the number of units in that building. This method of cost distribution does not take into account that a unit is not occupied, only occupied for a short period of time each month, or the number of residents living at each unit and therefore may use more water. To provide individual water billing specific for each unit would require that each unit have its own meter, like the town homes. Since the condo buildings were built with central water heaters, the entire building would need new water lines to provide hot and cold water. At the same time, each unit would need its own water heater. This modification would be too expensive.

Town home water use for the 51 town homes: 15 town homes used less than 1,500 gallons; 14 town homes used between 2,000 to 3,000 gallons; 16 town homes used between 3,500 to 6,000 gallons; 5 town homes used between 6,500 to 10,000 gallons; and 1 town home used 11,200 gallons.

Because of the lack of rain, drought water use limitations may be imposed later in the year.



CURRENT MONTHLY ASSESSMENT

The current monthly assessment is **\$473.00**. The breakdown of this amount is:

- **\$94** is placed in the Reserves to pay for future capital projects.
- **\$155** goes to pay for the two loans. The funds were used to conduct repairs throughout the complex such as sewer line re-piping in the buildings and wood posts and beams replacement. Loan #1 has a balance of \$3,943,550 and Loan #2 has a balance of \$1,061,426. The interest rate on each loan is 4.5%. Both loans end in April 2027 and both have balloon payments. Loan #1's balloon payment is \$2,064,193 and Loan #2's balloon payment is \$555,611. **Inquiries are being made to determine if refinancing is advantageous now or in 2027 when the balloon payments are due.**
- **\$224** goes to pay the operating expenses.
- The monthly bill includes the cost of utilities which are over usually over **\$100/month**. These include water, natural gas, electricity, sewer, irrigation, trash pickup, phone service, etc.

FRONT EXIT GATE DAMAGE

A resident called the Office and provided information on the vehicle that hit and damaged the front exit gate. Once repairs are made, the bill will be sent to the vehicle's owner for payment.



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)**

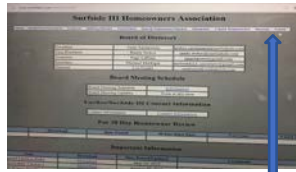
ARCHITECTURAL APPLICATION REQUIREMENTS



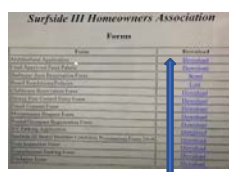
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



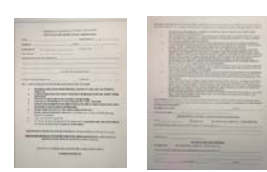
Click on:



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)

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921