

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.

May 2021

9 Page Edition

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **May 8, 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 May 4th, to view the Agenda Items.

CLUBHOUSE

At the April 10, 2021 Board meeting, a discussion was held on the future opening of the Clubhouse. The Board will wait till June 2021 to take appropriate action once it is known what State health regulations are implemented at that time. One of the major issues for not opening the Clubhouse is that the COA does not have insurance to protect itself against virus contamination claims.

It is estimated that the labor cost to open the Clubhouse for five hours a day would be around \$100,000/year or about \$26/unit/month since it would take three additional dedicated staff members to sanitize, provide security and monitor the reservation system based on today's health guidelines.

PROPOSED CHANGE TO THE RULES & REGULATIONS D. BALCONIES AND PATIOS **RULE 5:**

NOT ALLOWING THE USE OF:



At the August 2020 Board Meeting, the Board started the process of reviewing Surfside III's Rules & Regulations. Each rule is being reviewed to see if it is still appropriate and enforceable, and if not, then revisions are being discussed.

In January 2021, the Board discussed changing Rule 5 to allow fire pits to be used in the complex.

The existing Rule 5 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.*

Upon further investigation with the COA's insurance company to see if its policy covered damage caused by fire pits, it was found that the California Fire Code and the COA's insurance coverage do not allow open flame cooking devices on combustible balconies as well as requiring ten feet of clearance between active grills and combustible construction.

To comply with both the California Fire Code and the COA's insurance policy requirements, the following modification to the Rules and Regulations D. Balconies and Patios Rule 5:

“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.” is proposed.

This revision was approved by the Board at the April 10, 2021 Board meeting to be sent to the owners for the required 28-day review period.

A preliminary count of the number of BBQ equipment in the complex is eighty. To comply with the State and insurance policy requirements, all such equipment will need to be removed from the condo building balconies and the town home patios. If this type of equipment can be located at least 10' away from the town home structure, then the equipment will be allowed to remain.

Please provide any comments regarding this proposed change to the Andy Santamaria, Board President, a67sand@aol.com by **Noon June 3, 2021**.

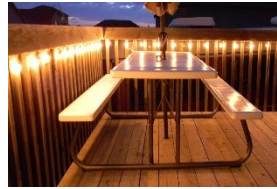
RECREATIONAL VEHICLE PARKING PROGRAM

At the April 10, 2021 Board Meeting, the Board considered the five comments which were submitted regarding the proposed change to the Recreational Vehicle Parking Program. After discussion, the Board approved the insertion of the following language into the Vehicle Policy of the Program:

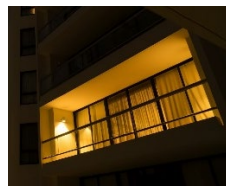
Vehicles may park in the RV 1 and RV 2 parking spots as long as they don't intrude more than 6' past the outside edge (where the concrete gutter meets the main parking lot asphalt) of the concrete gutter which is adjacent to the main parking lot. Vehicles may park in the remaining RV parking spots (3 through 10) as long as they don't intrude past the outside edge of the concrete gutter and into the main parking lot.

This language will now allow unimpeded traffic flow in the parking lot as well as providing guidance as to the size of vehicles that may park in the RV parking spots.

SURVEY – Lights on Balconies and patios



These are a very small sample of the different types of lighting you might consider.



The existing CC&Rs, Article V Section 1 E. states: *(Board is) to maintain all improvements thereon in good, clean, attractive, and sanitary order and repair.*

Currently, the COA does not allow lights to be placed on the patios and balconies of the town homes and condo units except decorative lights during certain times such as Halloween, Christmas, Easter, etc.

During the past year when enforcement of this rule was sporadic due to staff working from home, several residents did install lights on their balconies and patios. Since guidelines for light installations do not exist, the types of lights being installed varied from: solar powered; to strung across the railings; to blinking; to multi-colored; to high intensity; to low voltage, etc.

A past Board determined that lights on the units' patios and balconies were not attractive and therefore no lighting guidelines were established, and lights were prohibited except at certain festive times. What is attractive to one owner may not be to the liking of another owner. Therefore, the **reason for this survey is to provide direction to the Board as to the enforcement of lights on condo units and town homes.**

Please send your comments to the Board President at a67sand@aol.com by **Noon May 7th** as to whether to:

- 1) Keep enforcing the no-lights rule as stated.
- 2) Allow approved lights to be placed on units using the Architectural Application process.

In your comments, please provide your preference as to what types, colors, and if you know, the intensity of lights to be approved.

The Board will discuss this matter at the May 8th virtual Board Meeting. (1-844-854-2222 Toll free – Access Code 822680#)

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 building:

Building	Gallons – Dec	Gallons – Jan	Gallons – Feb	Gallons - March
1	56,848	86,768	92,004	82,280
2	97,988	101,728	124,168	83,028
3	74,052	94,996	92,004	81,532
4	61,336	73,304	64,328	61,336
5	92,752	86,768	71,808	65,076
6	42,636	48,620	41,888	40,392
7	69,564	82,380	79,288	61,336
8	93,500	83,776	70,312	52,360

The gallons of water used by the condo residents show a marked decrease in use. Thanks for keeping an eye out on toilets that may be leaking. With a pending drought, allwater conservation measures will be considered.

Town home water use for the 51 town homes: 11 town homes used less than 1,500 gallons; 10 town homes used between 1,500 gallons to 3,000 gallons; 20 town homes used between 3,000 gallons to 6,000 gallons; 6 town homes used between 6,000 gallons and 10,000 gallons; and 4 town homes used over 10,000 gallons [note: the town home with the highest use was inaccurate since the meter was broken.

NEW BASKETBALL POLE INSTALLED PLUS BASKETBALL COURT RESTRIPING

The basketball pole which was damaged by a falling tree branch has been replaced. Also, new striping has been installed delineating a full basketball court.



BUILDING 2 SIDEWALK REPLACEMENT

The Building 2 sidewalk replacement work has been completed. This is the area adjacent to the utility closet that was damaged by the Banana Tree roots.



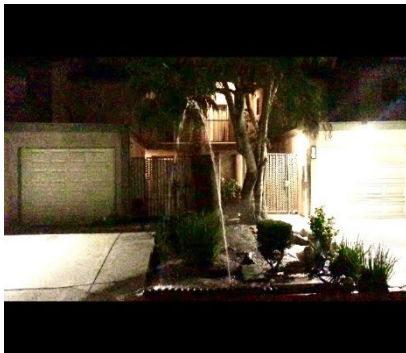
Photos of a portion of the roots removed from under the sidewalks by Building 2.



Photos of completed concrete work.

The next phase is installing plants in the area.

REPORTING BROKEN SPRINKLER:



If you notice water shooting out of a sprinkler please call the office: at 1-805-488-8484.

This phone allows for a message to be left 24 hrs. a day. Please include the location of the water issue.

If you are able to take a photo then please email the location along with the photo to the office at:

ssiiiOffice@gmail.com

so the repair can be made in a timely manner.

OWNERS CORNER:

Water Conservation Idea for Toilets to all Surfside III Residents

If you have original toilets (as I do) you may be wasting 4 gallons of water each time you flush. On average, one person flushes 4.5 times a day so you are flushing away 16 or more gallons per day. To make an immediate difference you can displace the water in each toilet tank. You can do-it-yourself (DIY) and save on water. Find an empty gallon water/milk container, fill it with water and put it in the tank. The added water weight will help keep it from shifting around when the toilet flushes. See the easy directions below:

Directions:

Step1: Fill a gallon container with water from the

tap. Step 2: Take the lid off the toilet tank and set

it aside.

Step 3: Flush the toilet, as the water starts to fill, place the plastic container inside in an out-of-the-way spot. (See pictures below)

Step 4: Replace the tank lid.

Step 1



Step
2



Step 3



When you put a gallon container in the tank, you will save a gallon of water per flush or over 1600 gallons per year. In an effort to reduce our costly water bills please consider this cost effective solution to save money and precious water to help ecology by lowering water usage during drought conditions in California. Let's work together and see if we can make a difference in our water usage.

NOTE: If you do have a "low flush" type toilet it is **NOT** a good idea to put "a bottle in the tank", it is already doing its job to conserve water.

If anyone in building 6 needs assistance I'm happy to volunteer, please email me terieprice@gmail.com and we can work together on lowering the water level.

Teri Price

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***

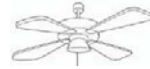
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

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



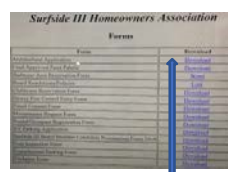
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



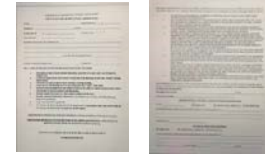
Click on:



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:

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