

# SURFSIDE III e- Newsletter

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

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.

June 2021

12 Page Edition

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

The next Board meeting will be held **June 12, 2021 starting at 10:00 am.**

**PLEASE CALL 1-844-854-2222 (Toll Free) Access Code = 822680#**

The Agenda items for this meeting will be listed on both websites listed above after June 8<sup>th</sup>.

## **BOARD DIRECTOR RESIGNATION:**

Randy Stokes has resigned from his Board of Directors position. Surfside III would like to thank him for the excellent service he provided to this community.

## **FILLING OF current **VACANT** BOARD DIRECTOR POSITION:**

Remaining 5-month period **ending in October 2021.**

- Application deadline is **2 pm, June 25, 2021** submitted to: President at: [a67sand@aol.com](mailto:a67sand@aol.com)
- Must be willing and able to provide the appropriate time to fulfil the duties of a Director.
- Complete the "**Vacant Board Director Position form**" found on page 8 in this newsletter and on our websites listed above.
- Based on a review of the applications by the current Board Members, interviews may be held to obtain further candidate information.  
**An appointment to the position may occur at the July 10, 2021 Board Meeting.**

## **BOARD OF DIRECTORS POSITIONS:**

- Qualifications are the same for elected or vacancy appointed positions...see page 2.
- These are volunteer positions without the expectation, promise or receipt of any compensation for their services rendered.
- Current Directors are available to answer questions you may have. Their contact information can be found on page 12.

## **ELECTION OF BOARD OF DIRECTORS:**



5 Board positions are available.

**Term to be from October 2021-October 2022**

- Any owner who is interested in becoming a Director is required to submit a **Nomination Form** which is available on page 9 and on our listed websites, or by requesting that one be sent by to you by emailing that request to [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com).
- Nomination **forms** are to be **submitted by the deadline 2 pm, July 21, 2021** to the:  
Surfside III Onsite Office, 600 Sunfish Way, Port Hueneme, CA 93041
- Election of **Board Directors will be held on October 9, 2021.**

As has occurred in the past, there have been insufficient ballots submitted at the scheduled October Meeting and the ballots cannot be opened. Knowing this, the ballots are scheduled to be opened later, on October 30, 2021.

## **QUALIFICATIONS OF CANDIDATES FOR BOARD OF DIRECTORS:**

- a. Candidates for election to the Board shall be Owners and Members of the Association, and the Board shall be composed of five (5) persons who shall, at all times, be Members of the Association.
  
- b. In order to be a candidate for election for Director or any other elected position, such Member, as of the date ballots are distributed: (a) must be current in the payment of Regular and Special assessments ; (b) must not have a joint ownership interest, either directly or indirectly, in the same unit as another candidate or incumbent Director; (c) must have been a Member of the Association for not less than one (1) year; (d) must not have a past criminal conviction that, if elected, would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806, or terminate the Association's existing fidelity bond coverage. If title to a Unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for purposes of running for and serving on the Board. Notwithstanding the foregoing, the candidate shall not be disqualified for election for Director for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true.
  - (i) The candidate has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;
  - (ii) The candidate has entered into a payment plan pursuant to Civil Code §5665. Furthermore, the Association shall not disqualify the candidate pursuant to this Section 1(b) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.
  
- c. In order to remain qualified to serve on the Board, at all times during such Member's term as a Director, the Member must: (a) remain current in the payment of Regular and Special assessments; (b) not enter into a joint ownership interest, either directly or indirectly, in the same unit as another Director; (c) must remain a Member of the Association; (d) must not be convicted of a crime that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage. Notwithstanding the foregoing, the Director shall not be disqualified for failure to be current in payment of Regular and Special assessments if either of the following circumstances is true:
  - (i) The Director has paid the Regular or Special assessment under protest pursuant to Civil Code §5658;
  - (ii) The Director has entered into a payment plan pursuant to Civil Code §5665. Furthermore, the Association shall not disqualify the Director pursuant to this Section 1(c) if he or she has not been provided the opportunity to engage in Internal Dispute Resolution pursuant to Civil Code §§5900-5920.

The Board may declare vacant the seat of any Director who ceases to meet the qualifications for a Director set forth in this Section upon the occurrence of the non-qualifying event, and the Director's seat shall then be deemed vacant in accordance with the Association's Bylaws and/or the Corporations Code.

**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 – Jan	Gallons – Feb	Gallons – March	Gallons - April
1	86,768	92,004	82,280	94,996
2	101,728	124,168	83,028	83,028
3	94,996	92,004	81,532	94,248
4	73,304	64,328	61,336	63,580
5	86,768	71,808	65,076	75,548
6	48,620	41,888	40,392	41,140
7	82,380	79,288	61,336	71,808
8	83,776	70,312	52,360	58,344

*With a pending drought, all water conservation measures will be considered.*

*Town home water use for the 51 town homes: 9 town homes used less than 1,500 gallons; 16 town homes used between 1,500 gallons to 3,000 gallons; 16 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.*

**SLAB REPLACEMENT**

The concrete slab in a townhome patio area was replaced since the roots of an adjacent tree uplifted concrete.



## LIGHTS ON BALCONIES RULE

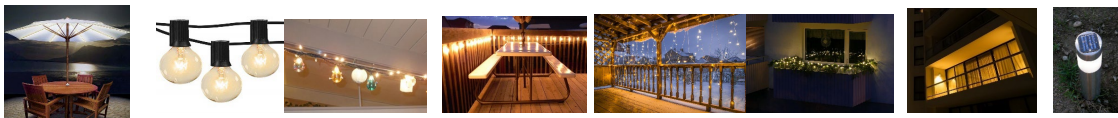
In the May Newsletter, it was requested that residents submit comments to whether to:

- *Keep enforcing the no-lights on balconies/patios rule or*
- *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, intensity of lights could be approved.*

### **Ten comments were received:**

- 1) Eight residents said it was ok to have lights but with conditions.
- 2) One resident said that lights should only be allowed during holidays. 3) One resident said no lights should be allowed.

Director Falin will be drafting a rule **that may** allow the placing of lights on balconies and patios. The following are a small example of lighting that may be considered.



The content of the rule could include such matters as:

- What lights will be allowed (colored, blinking, what intensity)?
- What style and size?
- Lights based on holiday modes, etc.
- Where will the lights be allowed to be placed: wrapped around or hanging from the rails, around the sliding glass doors, front doors, windows, fences, and the sliding glass doors, front doors, windows, fences, etc., and should residents be allowed to puncture the wood beams or stucco?
- When are the lights to be allowed to be hung (certain part of the year)?
- What time can the lights be turned on or turned off?
- Will timers be required; can holiday based lights be left on all-year?
- What is considered a holiday?
- What are the conditions that must be met prior to hanging the lights up?
- What if another resident finds that the lights are annoying or are blocking their view?
- What process is to be followed to approve the hanging of the lights?
- Will there be a Light Committee that will review each submittal for light installation?
- Who will enforce the rule?
- Will existing lights be grandfathered in?

Please **submit your suggestions** as to how the rule should be worded to Carol Falin at:

[carolfsurfsideiii@gmail.com](mailto:carolfsurfsideiii@gmail.com) by **July 2, 2021** since the Board will discuss this matter at the July 10<sup>th</sup> Board Meeting.

## AIR BnB

Short Term Rentals – Submitted by Director LaPenn

The most popular short term rental that has created controversy in beach communities has been AirB&B. The biggest concerns that I have heard from neighbors relates to people who rent an home and then have a big party which creates too much noise and parking. Also, since the owner is absent, the neighbors are left to try to communicate with renters who may have paid dearly for what they perceive is their right to party hard. Malibu has taken the bull by the horns and has passed regulations which establish are attached but the major points are listed below:

- 24-Hour contact responsible to handle complaints which must be posted and given to renters upon the reservation of the unit.
- Maximum Occupancy (Number of bedrooms x 2 +2)
- Special city permits required for more than 15 people
- Noise restrictions from 10PM – 7AM.
- Parking restrictions
- Fines of up to \$500 per day/or one days rental fee whichever is higher.

More information is available at [MalibuCity.org/STR](http://MalibuCity.org/STR)

The Malibu regulation does not address the clubhouse but we should consider a limit.

The process will involve lobbying the city to pass a similar ordinance and before we start down that laborious process, we thought it would be valuable to establish what criteria we would like to see in place.

Please send you comments/concerns to [PageLaPenn@gmail.com](mailto:PageLaPenn@gmail.com)

## TRASH ENCLOSURE BY BUILDING 3



Before Modification



Only having two bins



Completed



Three Bins Now Fit Inside

**TRASH ENCLOSURE BY CLUBHOUSE**



Damaged trash enclosure



Trash enclosure with repairs completed.

**BUILDING 2 PROJECT**



Before Planting



Before Planting



Planted

## POSSIBLE BBQ SITES

Several comments have been received regarding the installation of more BBQ sites throughout the complex.

The map below shows some areas that **might** be able to **accommodate BBQ installation**.

Other locations can also be considered. Things to consider:

- views,
- smoke/odors going into units,
- safety,
- noise,
- accessibility,
- fuel source (will propane tanks be prone to theft; gas lines, disposal of ashes),
- cost, establishing a BBQ reservation system,
- number of BBQs at each site, will BBQs be used by the residents, etc.

Please provide comments to the President at [a67sand@aol.com](mailto:a67sand@aol.com) prior to the June 12<sup>th</sup> Board Meeting.



**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC**  
**FORM FOR FILLING A VACANT BOARD DIRECTOR POSITION**

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This form is provided to Surfside III COA owners in good standing who wish to submit their names to be considered to be appointed by the Board to fill a vacant Board Director position.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

Please email this form to the Board President at [a67sand@aol.com](mailto:a67sand@aol.com) by **2:00 pm** on **June 25, 2021**



**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC  
NOMINATION FORM FOR 2021 BOARD DIRECTOR POSITION**

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This form is provided to Surfside III Owners in good standing who wish to include their names on the Election Ballot for the position of Board Director.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

This form must be received by the Association by mail, email or personal delivery by **2:00 pm** on **July 21, 2021** at the following address: ONSITE OFFICE, 600 SUNFISH WAY, PORT HUENEME, CA 93041  
EMAIL: [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com); PHONE: 805-488-8484

## 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\***

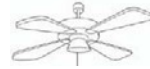
**Procurement Committee** –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings ....email contact info below\***

**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**



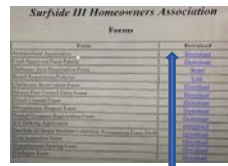
Example modifications, replacement or additions to your townhouse or condo include but are not limited to: Plumbing fixtures, tubs, toilets, showers, sinks, ceiling fans, security doors, windows, sliding doors, electrical work and flooring. If these types of improvements are made without an approved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



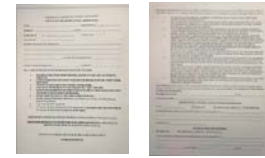
Click on:



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:** Vacant

**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:**

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