

SURFSIDE III e- Newsletter

Also viewable in their entirety on either website: 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.

July 2021

15 Page Edition

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

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

BOARD OF DIRECTORS

A recent question regarding submitting applications for filling a Director position was:

- “How much does the position pay or is there a reduction in monthly assessment fees for those who serve as Directors?”

The Directors are **volunteers** who have chosen to serve Surfside III by performing the association's tasks and duties. There is **no reimbursement of any kind** for the services provided.

Surfside III COA is a Corporation and **must** have sufficient Directors to manage the association's activities per Corporate Code §7210. Surfside III COA's By Laws dictate that the Board be made up of five Directors who are owners in good standing. The meeting of three Directors constitutes a quorum and Board business can be conducted.

It is **imperative** that owners step up to run for office. **Why?** Without a Board, a corporation cannot conduct business, which means insurance coverage will lapse (which can have repercussions for individual owner's mortgages and insurance policies), maintenance ceases, rules enforcement ends, the association's corporate status lapses and lawsuits cannot be answered. This exposes each owner to potential liability.

What happens if there are only two Directors on the Board? There is no functioning Board, and the Court will be petitioned (California Code of Civil Procedures §564 (b)(9) to appoint a receiver (whose fees, which could range from \$150 to \$250 per hour and will be paid by the owners) to facilitate general business on behalf of the association. The receivership will continue until a suitable board can be put into place.

VACANT BOARD DIRECTOR POSITION HAS BEEN FILLED

At the June 12, 2021, Board meeting, the Board appointed Bruce Spradlin, a townhome owner, to the Board. He also has lived in a condo unit, so he appreciates the issues that arise from living in both types of units. He has lived at Surfside III for the last eight years and is willing to assist where he can.

At the same meeting, a selection of Board Officers was made: Andy Santamaria, President; Bruce Spradlin, Vice-President; Carol Falin, Treasurer; Barbara Lopez, Secretary; and Page LaPenn, Director.

ELECTION OF THE NEXT 5 BOARD OF DIRECTORS

Nomination forms submission deadline: July 21, 2021, by 2:00 pm

- The election of Board Directors will be held on October 9, 2021.
- There are five volunteer positions for Directors are to be filled by **owners only**.

Nomination Form

- Is on page 5 of this newsletter.
- Either of our websites: www.surfsideiii.com or www.surfsideiii.org
- Emailing a request to ssiiioffice@gmail.com to have it emailed to you.
- Sending a request to Surfside III Onsite Office, 600 Sunfish Way, Port Hueneme, CA 93041 to have a form mailed to you.

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

2021 BOARD OF DIRECTORS
SATURDAY SCHEDULED OPEN SESSION MEETINGS:

- July 10
- August 14
- September 11
- October 9
- November 13
- December 11

**BOARD MEETINGS will be held via AUDIO CONFERENCING
10:00 am.**

Please call: 1-844-854-2222 (Toll Free) Access Code = 822680#

Agendas are posted 4 days prior to scheduled meeting on both of our websites:

www.surfsideiii.org

www.surfsideiii.com

MEETINGS ARE FOR OWNERS ONLY– no renters or guests may attend.

Qualifications of Candidates and Directors/Elected Positions

- 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.
- (ii) 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.

If you are interested in knowing more about the Board Directors' duties, please contact a present or past Director. The contact information for the current Board Directors can be found on the Surfside websites.

CLUBHOUSE will OPEN JULY 1, 2021

At the June 12, 2021, Board meeting, the Board voted to open the Clubhouse as of July 1, 2021.



Clubhouse will be open from **6:00 am to 8:45 pm every day**.

CURRENT MASK WEARING RULES as set forth by the:
CDC, State, County Health and Cal/OSHA and
must be followed while in the Clubhouse

Unvaccinated people over the age of 2 **must wear a mask while not in the pool or spa.**

- Adults responsible for minors entering the Clubhouse understand and agree to abide by the mask rules in place for minors under their supervision.
- If you enter without a mask, you are attesting to the fact that you are vaccinated.

Our on-site customer service representative: Anjoli Wilson is available to answer questions **Monday through Friday 8 a.m. to 4:30 p.m.** at 1-805-488-8484 or **SSiiiOffice@gmail.com**

LIGHTS ON BALCONIES RULE



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

- 1) *Keep enforcing the no-lights on balconies/patios rule or*
- 2) *Allow approved lights to be placed on units using the Architectural Application process.*

Owners were also asked to include in their comments to provide their preference as to what types, colors, intensity of lights could be approved.

COMMENTS RECEIVED THUS FAR:

- 9 residents said it was ok to have lights but with conditions,
- 2 residents said that lights should only be allowed during holidays, and
- 1 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 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, should residents be allowed to puncture the wood beams or stucco, around the sliding glass doors, front doors, windows, fences, etc.), 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?

Please submit your suggestions as to how the rule should be worded to Carol Falin (carolfsurfsideiii@gmail.com) by **July 8, 2021**, since the Board will discuss this matter at the **July 10th** Board Meeting.

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 – Feb	Gallons – March	Gallons – April	Gallons - May
1	92,004	82,280	94,996	103,224
2	124,168	83,028	83,028	83,028
3	92,004	81,531	94,248	93,500
4	64,328	61,336	63,580	59,840
5	71,808	65,076	75,548	66,572
6	41,888	40,392	41,140	44,132
7	79,288	61,336	71,808	81,532
8	70,312	52,360	58,344	68,068

It is recommended that all Building 1 residents check their toilets to make sure they are not leaking.

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

Town home water use for the 51 town homes: 11 town homes used less than 1,500 gallons; 17 town homes used between 1,500 gallons to 3,000 gallons; 15 town homes used between 3,000 gallons to 6,000 gallons; 6 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

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

The following revision to Rule 5 was approved by the Board at the June 12, 2021, Board meeting.

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 or town home balcony/garage patio deck. These heat producing devices including their fuel source may be used/stored in the town home patios if they are located a minimum of 10' away from the town home structure."***

Inspections for compliance will start in early July.

This rule will be discussed again at the July 10, 2021, Open Board meeting.

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

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; PHONE: 805-488-8484

SEALCOAT PROJECT



Sealcoating protects and prolongs the life expectancy of asphalt pavement by providing a protective layer to keep out damaging UV rays, vehicle fluids, and water.

The Surfside III sealcoat project is set to **begin in the last half of July or early August**, depending on the availability of material. Look for notices detailing the dates that the streets will be worked on since those portions of the streets will be closed to foot and vehicle traffic.

All common area parking areas and street segments will have a sealcoat applied at different times and therefore all vehicles in the work area will need to park elsewhere while the work progresses. If vehicles are not removed by the time the crews arrive early in the morning, the vehicles **will be towed**.

Costs to repair damage to the streets caused by vehicles or pedestrians traveling over the newly treated streets will be assessed to the owner responsible.

Once the contractor provides a work schedule, notices will be placed on the parked vehicles as well as on cones or posts.

Cars parked in carports or driveways will not be able to move if the adjacent street has been treated so planning is essential.

BALCONY INSPECTION PROJECT



The Balcony Inspection Project is now scheduled to occur:
the week of August 9th.

If your unit's balcony is chosen by the consultant for inspection, **entry to your unit will be necessary.**

Advance notice will be provided.

Please make sure that copies of your unit's door keys have been made available to the Office.

CONDO BUILDING RAIL PAINTING

The condo rail painting on the balcony side of the first-floor units of Building 3 and 4 have been completed. The rails on the building 4 units had been in the process of being sanded when the painters were sent home in March 2020 and were quite rusted. The same type of painting is occurring on the first-floor units of Buildings 5 & 6.

If your unit is on the first floor adjacent to the lawn, please cut back any plants or bushes by one foot that are intruding into the rails. This distance will prevent the landscaping from rubbing and damaging the rails and provide access to maintenance when necessary.



Building 4 (above)

Building 3 (below)



PARTIAL ROOFING REPAIRS TO BUILDING 1 AND 8

Due to the condition of the material of the small roofs over the stairways of both buildings, a roofing company will be replacing the existing roofing material in the next few weeks. The loose siding on both buildings will also be repaired.

LIGHTHOUSE PARK TREE

Coral trees are known to have weak limb structures and tend to break. This tree has had previous branches that have broken. Keeping it trimmed reduces the weight that the branches must hold.



VANDALISM HAS MANY FORMS:

Sadly, someone peeled off the paint on the bench located in the children’s play area behind building 8. Thankfully, the damage was caught before the bare wood rotted due to exposure to the elements.

Please look around our complex and if you notice something is need of repairs, please notify the office. Including a photo would really help.



BEES

Some townhome residents near Lighthouse Park notified the Office about seeing many bees flying around the

trees. One of the landscaping crew members informed staff that the bees had made a nest in one of the water irrigation boxes in the Park adjacent to the J Street Canal.

A bee removal company was called to remove and relocate the bees.





FOURTH OF JULY CELEBRATION

For those who are recent residents of Surfside III with pets, please be aware that fireworks, firecrackers, and other forms of loud celebratory sounds may be occurring before, during and after the Fourth.



The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where persons sometimes light up illegal fireworks.

ILLEGAL FIREWORKS



With the Fourth of July approaching, the Police Department is once again beginning to see an increase in the number of fireworks related phone calls.

Each year, in all communities, the holiday is used as a justification for the discharge of illegal fireworks.

Each year, the Port Hueneme Police Department receives hundreds of complaints regarding illegal fireworks on July 4th, and the days leading to the Fourth of July.

The fine for possession, sales, and setting off illegal fireworks starts at \$1,000 and may result in arrest.

The City of Port Hueneme is asking for help by talking to your neighbors and sharing this message with family and friends.

You can email or call in your complaints regarding illegal fireworks to: fireworks@cityofporthueneme.org or by calling 805-986-6539.

Your information will remain confidential.



PERFORMING ARTS THEATRE BY THE BEACH

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WWW.OCEANVIEWINFO.COM

Pavilion

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PRESENTS

Artwalk
& CRAFTFAIRS

2021

**50 PLUS!
VENDORS**

**VENDOR SPACES AVAILABLE
CALL TODAY FOR MORE INFO:
805-986-4818**



ARTWALK FESTIVAL LINEUP FOR 2021

SAT JULY 31ST, 2021

SAT SEPTEMBER 11TH, 2021

SAT OCTOBER 16TH, 2021

LOCAL ARTISTS

ART / CRAFTS

FOOD TRUCKS

FREE ADMISSION

FREE PARKING IN LOT E / 10:00 AM - 6:00 PM

575 E. SURFSIDE DRIVE, PORT HUENEME, CA 93041 / 805-986-4818

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***

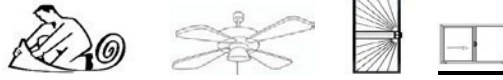
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. **email contact info below ***

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.

The Unit Modification Committee comprised of two Directors is authorized to approve/deny the following without waiting for the monthly COA Board Meeting.

- sliding glass doors
- windows installation
- installation of floors over approved underlayment for the 2nd and 3rd floor condo units
- installation of approved security/screen doors

All other Architectural Applications will be reviewed and acted upon at the monthly COA Board Meeting. Application forms can be obtained on websites listed below or at 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**

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: Bruce Spradlin busprad@yahoo.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