

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.

August 2021

10 Page Edition

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **August 14, 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 August 10th, to view the Agenda Items.

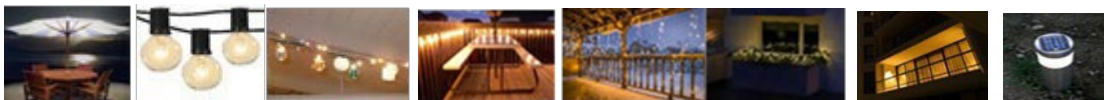
DIRECTOR NOMINATIONS

Five nominations have been submitted to be considered for the upcoming election of directors. The owners submitting nominations were **Carol Falin, Lya Findel, Barbara Lopez, Andy Santamaria, and Bruce Spradlin**. Since there are five director positions and there are five nominations, all five owners will be elected to the Board of Directors (provided they get at least one vote each).

The election process must proceed per law.

Please vote when you receive your election package. As experience has shown in the past, there will not be sufficient ballots received by the October 9th Board Meeting to open the ballots. Therefore, it is anticipated that the ballots will be opened at a Special Board Meeting on October 30th.

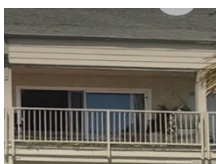
LIGHTS ON BALCONIES RULE



At the August 14, 2021, Board Meeting, Director Falin will discuss the comments and suggestions she has received to discuss the issue of allowing lights on balconies and patios.

If you have any comments on this matter, please send them to carolfsurfsideiii@gmail.com by noon August 12th.

BALCONY INSPECTION PROJECT



The Balcony Inspection Project is scheduled to start 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.

SEALCOAT PROJECT

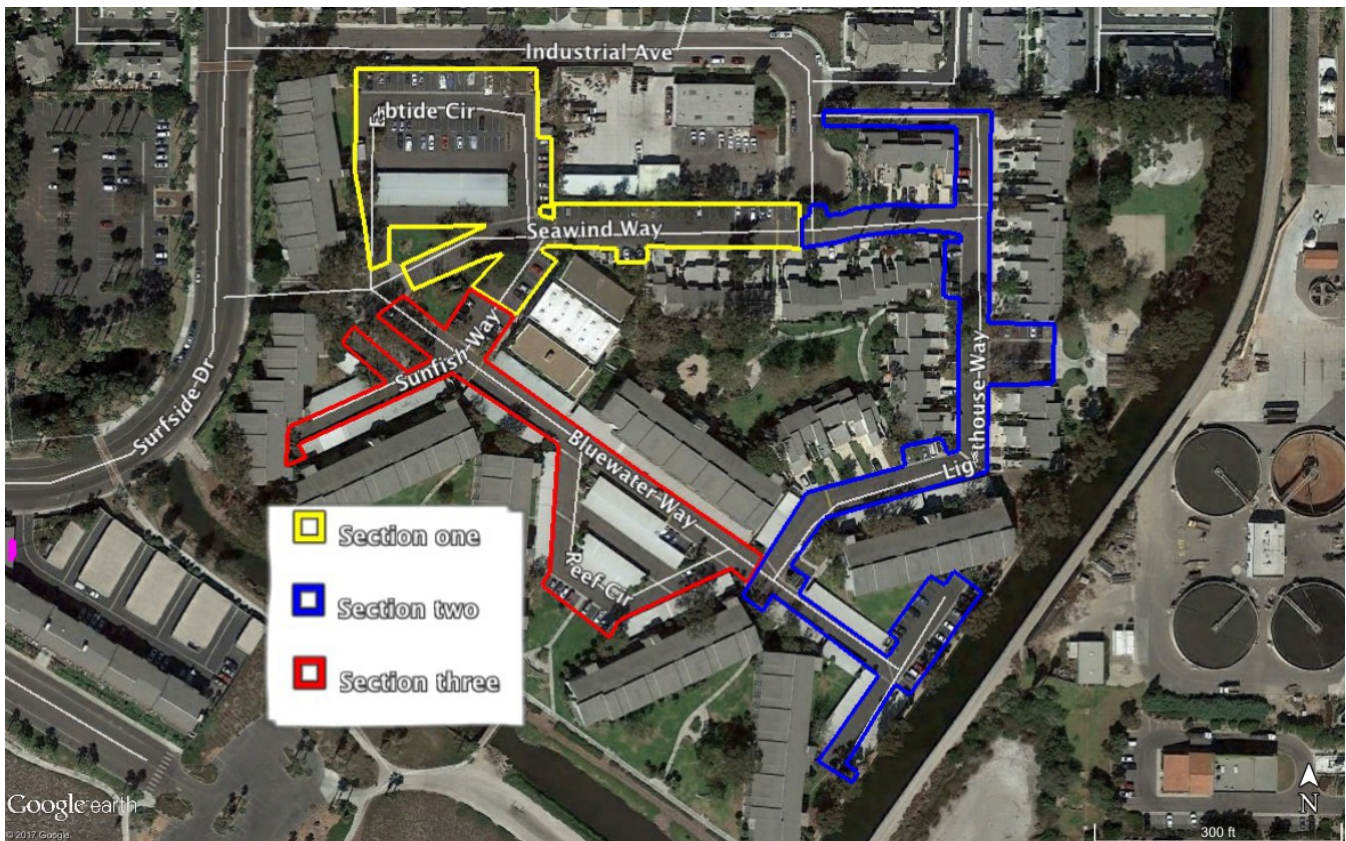


The Surfside III Sealcoat Project is set to begin **August 2nd and end August 12th**. Look for notices detailing the dates that the streets will be worked on since those portions of the streets will be closed to foot and vehicle traffic.

All common area parking areas and street segments will have a sealcoat applied at different times and therefore all vehicles parked in the common area will need to park elsewhere while the work progresses in each of the three sections. Work starts at **7:00 am each day**. Vehicles parked in the townhome driveways may not encroach into the street. If parked vehicles in the respective section 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 for the damage.

Cars parked in carports or driveways in the sections that work is being performed will not be able to move if the adjacent street has been treated. The time for the sealcoat product to dry will depend on the weather conditions.



- Section One work will occur on August 2nd and 3rd
- Section Two work will occur on August 4th and 5th
- Section Three work will occur on August 11th and 12th

BIN AND MOVING VANS

The orange bin used for disposing of large items will be removed on Monday, August 2nd and returned on Wednesday, August 4th. Also, if residents are planning to move, check the schedule since the moving vans will not be able to drive on the wet street.

OVERNIGHT PARKING DURING SEALCOAT PROJECT



The requested availability of parking spaces was based on the following information presented to the city regarding the displacement of parking spaces during our sealcoat project.

Section One - August 2nd & 3rd total of 180 parking spaces affected

Section Two - August 4th & 5th total of 200 parking spaces affected

Section Three - August 11th & 12th total of 200 parking spaces affected

ACCOMODATIONS FOR OVERNIGHT PARKING FOR SURFSIDE III RESIDENTS

was granted by the city

at lots "B", "C" and OCEAN VIEW DRIVE.

These are the only areas where overnight parking will be permitted.

- A **valid** beach parking permit must be purchased and placed on the vehicle's dashboard (driver's side) **at all times** while in these paid parking areas.
- For those who need to park between the hours of 10PM and 6AM, **24-hour permits can be purchased at Machine #5 in Lot "A."**
- All other pay stations issue permits that expire at 10PM.
- Vehicles not displaying a valid permit will be cited.

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 – March	Gallons – April	Gallons – May	Gallons - June
1	82,280	94,996	103,224	91,256
2	83,028	83,028	83,028	65,824
3	81,531	94,248	93,500	103,972
4	61,336	63,580	59,840	84,524
5	65,076	75,548	66,572	68,816
6	40,392	41,140	44,132	48,620
7	61,336	71,808	81,532	75,548
8	52,360	58,344	68,068	72,556

Town home water use for the 51 town homes: 9 town homes used less than 1,500 gallons; 18 town homes used between 1,500 gallons to 3,000 gallons; 13 town homes used between 3,000 gallons to 6,000 gallons; 8 town homes used between 6,000 gallons and 10,000 gallons; and 3 town homes used over 10,000 gallons.

BBQs ON BALCONIES/PATIOS

Rule 5 states that *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.*

Units having BBQs are being identified and are being sent notices to comply with Rule 5.

At first, the units will receive a notification as a courtesy copy to comply with the Rule by a certain date.

After that date, another inspection will occur and if Rule 5 is being violated, a Notice of Violation is sent to the unit which will include a \$50 fine that is appealable to the Board. This Notice will also have a deadline for compliance.

After that date, another inspection will occur and if Rule 5 is being violated, a Notice of Violation is sent to the unit which will include a \$100 fine that is appealable to the Board. This Notice will also have a deadline for compliance.

After that date, inspections and fines of \$100 will continue to be assessed until there is Rule 5 compliance.

PARTIAL ROOFING REPAIRS TO BUILDING 1 AND 8



Due to the condition of the small roofs over the stairways of both buildings, a roofing company recently replaced the roofing material along with repairing the loose siding on both buildings.

CARPORT COLUMN REPAIRS

Due to the accumulation of water at the base of some of the carport posts, the posts became rusted and were damaged. As additional posts are identified as needing repair, the required work will be performed.



Before



After

POOP WASTE STATIONS

PLEASE use the **BAGS** from the dispenser before placing dog waste (poop) in the attached **TRASH BIN**.



ON-GOING PAINTING

Patio rail painting will continue on the first floor units in building 1,2,6 and 7. These units can be accessed without entering the units.

Building 8 first floor unit patio rails cannot be reached without entering the units due to the carport covers. Once more is known about the Delta variant, a decision can be made on the painting effort on this building.



REPLACED COMMUNITY BBQs

Additional BBQs have been ordered to replace the existing BBQs by the Clubhouse and the remaining existing one in Lighthouse Park. Due to supply issues, it has taken longer than expected to have these BBQs delivered.



Located in Lighthouse Park



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***

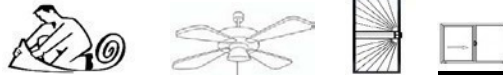
Procurement Committee –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openingsemail contact info below***

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: Lya Findel surfsideiiiLya@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.

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 in her office

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