

# SURFSIDE III e-Newsletter

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.

Authored by: Andy Santamaria  
September 2021

Edited by: Lya Findel  
9 Page Edition



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

The next Board meeting will be held **September 11, 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](http://www.surfsideiii.com) or [www.surfsideiii.org](http://www.surfsideiii.org) and look under Meeting Minutes, after September 7th, to view the Agenda Items.

## **BOARD DIRECTOR RESIGNATION**

Page LaPenn has resigned from her Board of Directors position. Surfside III would like to thank her for the excellent service she provided to this community. The Board has filled the two-month vacancy with Lya Findel who is one of the five persons on the upcoming Board election.

## **REFINANCING OF TWO LOANS UPDATE**



The Budget Committee is planning to present:

**loan refinancing** options **at the September 11th** Board meeting.

The COA currently has two loans with a value of \$5 million dollars and is paying down the loans at a rate of \$48,027/month. **Currently, each unit is paying \$155/month** for loan amount reduction. The two loans conclude on April 15, 2027, and the balance of the two loans at that time will be about \$2.6 million dollars.

Discussions with banks which handle loans to COAs have been held. One proposal would be to obtain a \$5.5 million dollar loan at 4% for 12.5 years. The additional \$500,000 could then be deposited into the Reserve Account to pay for any balcony repairs that may be identified in the upcoming Balcony Inspection Report. The recent Reserve Study shows that there is a \$2.6 million dollar deficit in the account. Any amount left over, if any, from the \$500,000 after the balcony repairs are completed would then be used to fund other COA capital projects.

If the Board approves the refinancing of the existing loans using this method, the COA **might pay \$46,800/month** to pay off the new loan which would equate to **about \$152/month per unit**.

Final details will be negotiated with the chosen bank.

## **BBQs FIREPLACES, FIRE PITS, HEAT LAMPS ON BALCONIES/PATIOS**



Residents are slowly complying with the removal of their BBQs and other heat producing items from their balconies and patios.

It appears that if BBQs are placed by the large dumpster in the day, by the next morning, someone has picked them up.

If residents smell/see any heat producing items being used at night or on the weekends, please report the address of the unit number to the on-site office for further action.

## **LIGHTS ON BALCONIES RULE**



At the August 14, 2021, Board Meeting, Director Falin discussed the comments and suggestions she had received regarding the issue of allowing lights on balconies and patios. More discussion will be held at the September 11<sup>th</sup> meeting.

## **CONDO RAIL PAINTING**



The painters continue the bottom unit rail painting task and have finished building 7 rails and will move on to buildings 1 and 2. To paint the bottom unit rails of building 8, it will be necessary for the painters to enter some of the units to get to the balcony rails. When it comes time to schedule this work, a determination will be made on how to proceed.

Due to supply issues, some of the paint colors used on the rails are on backorder. This may impact the painting schedule.

## **TWO ADDITIONAL COA BBQs HAVE BEEN INSTALLED**

Two additional COA BBQs have been delivered and have been installed near the Gazebo by the Clubhouse.



There is one more BBQ on back order and it will replace an existing one at the Lighthouse Park Gazebo.

## **TRAFFIC STOPS IN CARPORTS**

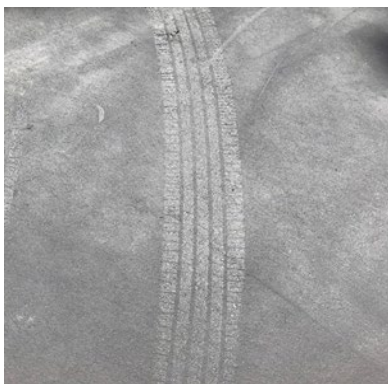
Through wear and tear, some concrete traffic stops in the carport parking areas have become damaged and are breaking apart. As time permits, the damaged stops are being replaced. If you notice that the traffic stop at your carport parking space is damaged, please report the location to the Office at [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com).



## **SEALCOAT PROJECT**

Thank you to all the residents for their time and effort to make this project a success. There was one instance of one vehicle being driven over the newly installed sealcoat on Seawind Way and Lighthouse Way.

It is anticipated that the next sealcoat project will occur in 2024, depending on the condition of the pavement. The contractor was able to repair the damage without it being too noticeable.



## BALCONY INSPECTION PROJECT



The Balcony Inspection Project started August 9<sup>th</sup> and ended August 13<sup>th</sup>. A report will be provided detailing the findings in about forty-five days. Once received, it will be posted on both websites.

## PRESSURE WASHING OF WALKWAYS

A question was asked at the last Board meeting as to why the COA does not pressure wash the building walkways.

**City of Port Hueneme Ordinance No. 698 states** that washing down hard or paved surfaces, including but not limited to sidewalks, walkways, driveways, parking areas, tennis courts, patios or alleys, **is prohibited** except when necessary to alleviate safety or sanitary hazards, and then only by use of a hand-held bucket or similar container, a hand-held hose equipped with a positive self-closing water shut-off device, a low-volume, high-pressure cleaning machine equipped to recycle any water used, or a low-volume high-pressure water broom.

## SELLING YOUR UNIT

When selling a unit, you are **required to inform the Surfside III COA** on-site office so that a licensed inspector can be scheduled to come out to do an inspection.

**Inspection** is to be paid for by the seller and needs to be completed **before** Surfside III COA can sign off at the **close of escrow**.

## 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 – April	Gallons – May	Gallons – June	Gallons - July
1	94,996	103,224	91,256	84,524
2	83,028	83,028	65,824	50,116
3	94,248	93,500	103,972	91,256
4	63,580	59,840	84,524	68,816
5	75,548	66,572	68,816	66,572
6	41,140	44,132	48,620	38,896
7	71,808	81,532	75,548	60,588
8	58,344	68,068	72,556	59,092

Town home water use for the 51 town homes: 15 town homes used less than 1,500 gallons; 16 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; 5 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used 26,000 gallons.

# CITY OF PORT HUENEME EARTHQUAKE FAULT AND TSUNAMI EVACUATION ROUTES INFO

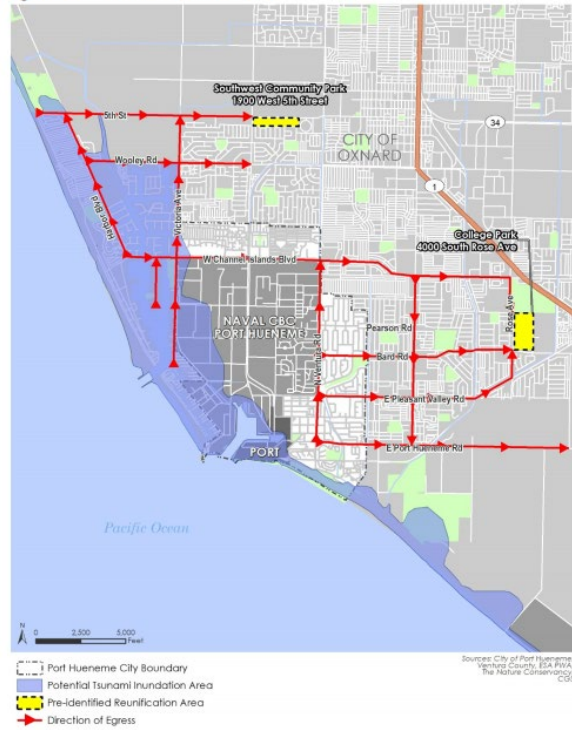
Environmental Impact Analysis  
Geology and Soils

Figure 4.6-1 Faults/Fault Traces Near Port Hueneme



Environmental Impact Analysis  
Hazards and Hazardous Materials

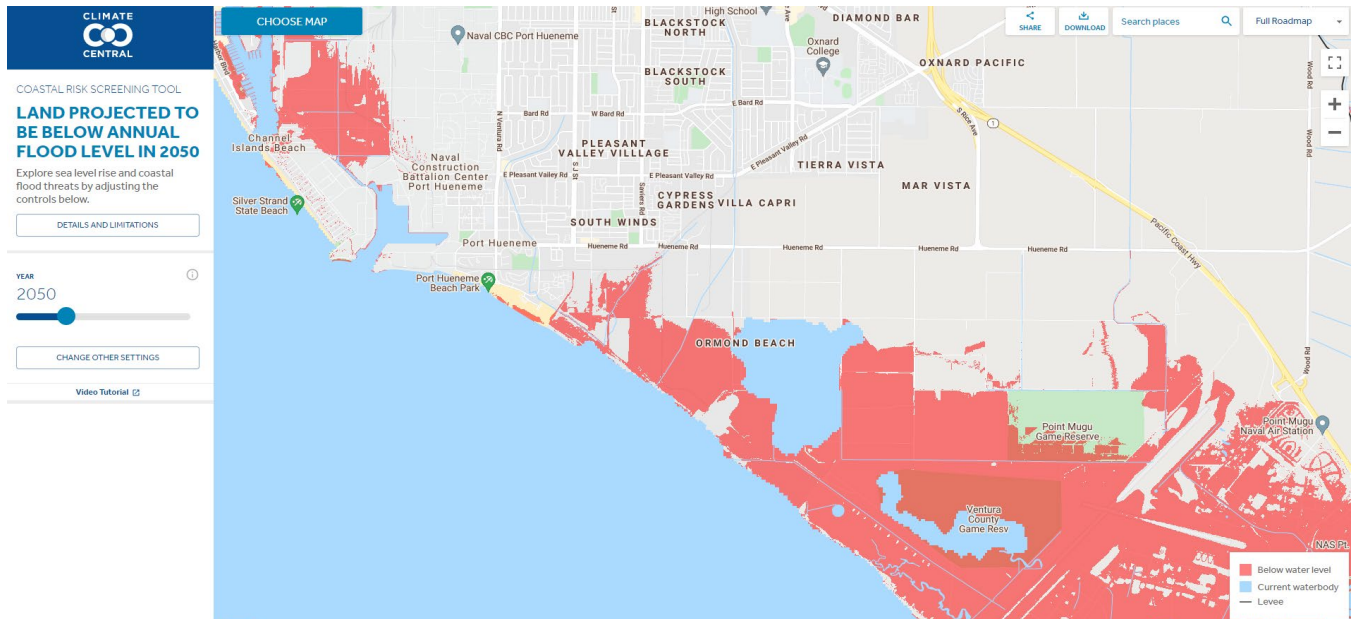
Figure 4.8-1 Tsunami Evacuation Routes



Administrative Draft Environmental Impact Report

4.8-5

## PROJECTED FLOOD LEVEL IN 2050



## DROUGHT

Calleguas Municipal Water District, which provides some of the water used by the City of Port Hueneme, encouraged water users within its service area at its recent board meeting to reduce their use of water by 15 percent and implement feasible water use efficiency measures in an effort to extend stored water supplies and minimize effects associated with prevailing drought conditions.

What will future water use reduction mean to Surfside III? In July 2021, the townhomes used 151,000 gallons; the condos used 520,000 gallons; and irrigation used 494,000 gallons of water, which services the lawns, trees and shrubs.

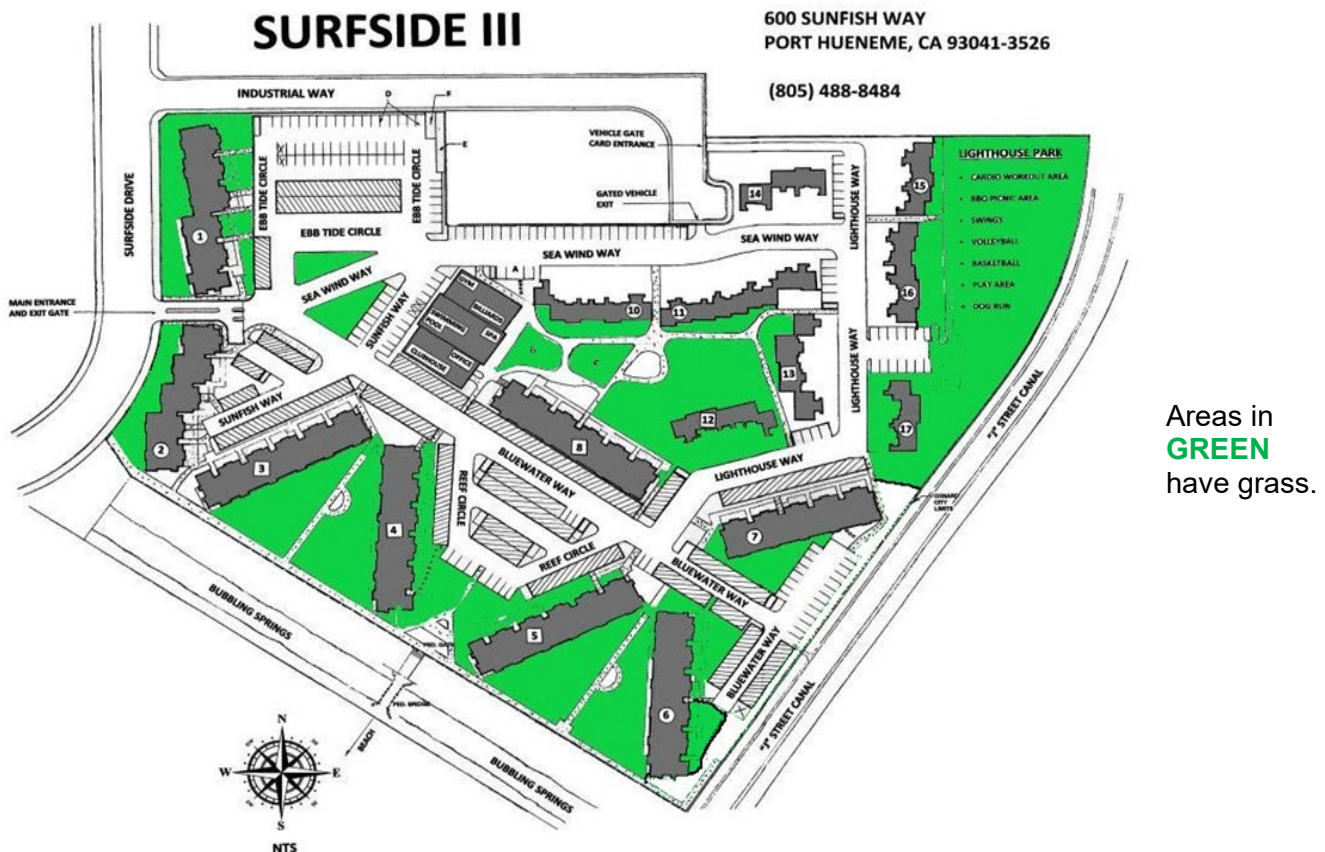
**One part of rationing would include the reduction of water use by Surfside III residents in the town homes and condo units. Another part would include a reduction in the water used for irrigation.**

When the irrigation system was installed in 1978, it was configured as two circular loops of water lines which did not provide specific water needs to the variety of vegetation that exist. There is a balance in water use: enough water to maintain the lawns green, sufficient water going to the trees and plants. If the water is rationed so that it can be used two or three times per week for irrigation purposes, the lawns may start dying.

What can Surfside III do to prepare for water rationing? **Do we eliminate some of the lawn areas** and reconfigure the irrigation system to provide water to the trees and plants? If some lawn areas are removed, what will take their place? Will the owners be satisfied with desert type plantings similar to those being used in Arizona?

Then there is the economic side of the decision. With water rationing, fines for excessive water use may be imposed by the State. For using too much water in irrigating the landscaped, the fines would probably be distributed to all 309 units. Since townhomes have their own water meter, fines would be applied to the specific unit if the water use limits were exceeded. For condo buildings, which share one meter, the fines would be prorated to each unit.

Please provide any comments on how you would like to proceed on addressing this issue to our Board President: Andy Santamaria at [a67sand@aol.com](mailto:a67sand@aol.com).



## 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\***

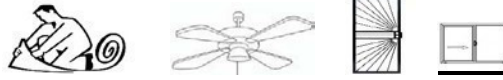
**Procurement Committee** –prepares Status reports of all Requests for Proposals and bids for the various projects that are needed to keep Surfside III functional. **members and chairperson openings.....email contact info below\***

**Rules and Regulations Committee** - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern. Chairperson: **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](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.

**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 2<sup>nd</sup> and 3<sup>rd</sup> 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.

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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.



**SURFSIDE III COA**  
**600 Sunfish Way,**  
**Port Hueneme, CA 93041**

**Customer Service Representative:**

**Anjoli Wilson** is available in her office in the Clubhouse  
**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 BOARD OF DIRECTORS**

**President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Bruce Spradlin [busprad@yahoo.com](mailto:busprad@yahoo.com)

**Treasurer:** Carol Falin [carolfsurfsideiii@gmail.com](mailto:carolfsurfsideiii@gmail.com)

**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

**Director:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@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