

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

Submission deadline for following month's edition is the 25th of this month.

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Edited by: Lya Findel
11 Page Edition

OCTOBER Surfside III COA owners MEETINGS:



Both meetings will be held via Audio Conference by dialing
1-844-854-2222 (Toll Free) Access Code = 822680#

October 9, 2021, at 10 a.m. Monthly Open session Board meeting

Please go to either of our websites: www.surfsideiii.com or www.surfsideiii.org and look under Meeting Minutes, after October 5th, to view the Agenda Items.

October 30, 2021, at 10 a.m. Annual Member Meeting:

Call to order THE ANNUAL MEMBER MEETING 10:00 am

Agenda:

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation
- f) Results of the Election
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

2022 BUDGET DISCUSSION

The Board will be discussing the 2022 budget at the October 9, 2021, Board Meeting. Part of the budget determination is setting the monthly dues for each unit.

REFI INFORMATION

At the September 11, 2021, Board meeting, the Board authorized the Budget Committee to proceed with the refi negotiations and loan processing with Pacific Premier Bank. The amount currently collected through the budget process to pay the loan installments is \$155/month/unit. It is anticipated that this amount can be reduced to \$152/month/unit by providing a repayment time of 12.5 years at 4%. **By proceeding this way, there will be no need for a special assessment to pay off the existing loan and balloon payments.**

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 – May | Gallons – June | Gallons – July | Gallons - August |
|----------|---------------|----------------|----------------|------------------|
| 1 | 103,224 | 91,256 | 84,524 | 100,232 |
| 2 | 83,028 | 65,824 | 50,116 | 59,092 |
| 3 | 93,500 | 103,972 | 91,256 | 95,744 |
| 4 | 59,840 | 84,524 | 68,816 | 94,996 |
| 5 | 66,572 | 68,816 | 66,572 | 51,612 |
| 6 | 44,132 | 48,620 | 38,896 | 37,400 |
| 7 | 81,532 | 75,548 | 60,588 | 68,068 |
| 8 | 68,068 | 72,556 | 59,092 | 77,792 |

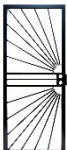
Town home water use for the 51 town homes: 12 town homes used less than 1,500 gallons; 11 town homes used between 1,500 gallons to 3,000 gallons; 17 town homes used between 3,000 gallons to 6,000 gallons; 9 town homes used between 6,000 gallons and 10,000 gallons; and 2 town home used over 10,000 gallons.

ILLEGAL PARKING IMPACTED PLACEMENT OF LARGE TRASH BIN



The empty large trash bin could not be delivered to its designated parking spot since a trailer was parked there illegally. The driver of the vehicle eventually came back and moved his vehicle and trailer. This area is reserved for the trash bin.

SECURITY DOORS AND FRONT DOOR SCREEN DOORS



A walk-through observation of the condition of the condo security doors and front door screen doors shows that some need repainting due to paint chipping or because of rust. Owners are encouraged to perform this maintenance service.

ONE ADDITIONAL COA BBQ HAS BEEN INSTALLED



One additional COA BBQ has been delivered and installed in the Gazebo in Lighthouse Park. In total, six new BBQs have replaced the existing BBQs.

DUMPSTER USE BY NON-RESIDENTS

The COA needs help in identifying non-residents who enter the complex to dump their garbage or discarded materials, such as mattresses. **This usually occurs after 5:00 pm, weekends and holidays.** It has been noticed that the **15th and 30th of every month** have substantially more material deposited at the various trash receptacles. There appears to be a restaurant, based on the material discarded, which deposits trash, garbage, and food waste unto the floor of the trash receptacle by Building 3. If you observe such activity, **please report it to the Office (805-488-8484).**



USPS IS ADJUSTING ITS DELIVERY TIMES FOR FIRST-CLASS MAIL AND PERIODICALS

On October 1st, the Postal Service (www.usps.com) plans to move forward with adjusting service standards for First-Class Mail and Periodicals. Seventy percent of First-Class mail is estimated to have a delivery standard of 1-3 days. The remainder may be delivered within 5 days.

TREE TRIMMING OF LARGE BORDER TREES IN LIGHTHOUSE PARK

Bids are being solicited from contractors to trim the large trees along the complex's north border by Lighthouse Park adjacent to the block wall.



OWNERS CORNER:

Just Say No to Proliferation of Background Checking

Hello, Surfside III neighbors. Do you recall a recent mailing from Lordon Management providing election materials for the pending vote for our Condominium Owners Association (COA) officers? In that mailing one COA candidate announced interest in requiring background checking for would-be purchasers of property at Surfside III. No matter who serves on the board of our COA going forward, I request our board not spend time (or engage expensive legal expertise) exploring whether this idea fits: to accomplish what, and for whom? Better to pause and take a step back.

I'm no stranger to background checking. I got a thumbs-up in my 30s when first hired (for a civilian position) with the federal government, where I was responsible for Sensitive information. Got a thumbs-up again upon relocating to Ventura County; this time my clearance was for the Secret level. Seeking a suitable place to live, I cooperated with a simplified background check (credit-check) by an owner of rental property at Surfside III. Well, this data-mining exercise revealed that in the realm of real estate and property management, flaws with readily available background checking sources (databases) exist.

The property owner was dubious that I was indeed the person my recently issued Official Passport, DoD badge, and California Driver's License showed me to be, because the dumbo-database he was using printed the final syllable of my last name with consonants and vowels scrambled, plus one letter missing all together. So he resisted considering the weight of evidence that my social security number properly matches to my name exactly as I presented it to him, rather than matching a garbled version of name displaying in his botched database. This is only one example of 21st century background checking foibles, playing out right here at Surfside III.

But even if all data systems work perfectly, promptly, and for a reasonable price: wouldn't the COA be wandering into dangerous territory by inserting a hurdle into the closure of a property sale? Exactly what would the COA be seeking in a database printout, to determine thumbs-up or thumbs-down for a transfer of ownership to smoothly move forward?

Can our COA know definitively that an incoming owner will be as good or better as a responsible COA member than the party selling a given property? And for how long? Would periodic refreshes of background checking be proposed next--such as every 10 years, as required for many positions on the nearby naval base? Should the COA be meddling at all with the backgrounds of prospective owners? I say no.


As for prospective tenants: credit checking is already encouraged by the COA. Many Surfside III owners and property managers typically run checks, albeit in a flawed manner by some (as described in the example above). But an owner may opt to rent only to close family members (or in-laws and such). That owner may prefer to waive extra impositions on relatives. Why not leave the situation as-is, with regards to rental properties: allow each owner/property manager to decide. Let's avoid imposing a mandatory credit-check or heavier duty background checking as a criterion for ownership or for tenancy. Let's say no to data overreach and COA overstepping.

By Dulce Setterfield, an owner and resident at Surfside III


SURFSIDE III INFORMATION SHEET

Surfside III COA [monthly e Newsletter](#) may be viewed on either of our websites:

www.surfsideiii.com or www.surfsideiii.org

 **No Smoking:** on balconies, patios or within **25 feet** of all **indoor common areas, children playground areas** and **exclusive use entrances**. Also, no smoking is allowed in the **elevators** at anytime.



It is against the law to smoke Marijuana in any outdoor area.

 Non-emergency construction & homeowner repairs are allowed **Monday through Saturday 8 a.m. to 7 p.m.** and on **Sundays between 10 a.m. to 6 p.m.**







10 MPH is the **speed limit** in Surfside III




Guest Vehicle Entrance control service must be set-up with the **on-site office 805-488-8484**. Once that has been established, when your guests arrive at the Guest Entrance, they will call you using the speaker at the Guest Entrance. After you answer  you **must wait**  **3 seconds** **BEFORE** you press "9" which unlocks the gate. **After 10 seconds** the system **no longer** accepts the "9" command to open the gate. **Timing is very important** when using this remote service.

 Vehicles left in **Guest Parking** for **more than 96 hours**  **will be towed** at owner's expense after notification is given.

Self service **car washing**   area is located next to the **Clubhouse on Seawind Way**.


Vehicles **EXITING** Surfside III must get **very close** to the **exit gate**   and **exit quickly** once it opens since it only **stays open for 7 seconds**.

 Package **deliveries cannot** be made to the office. If you want to play it safe, request that deliveries must be signed in order for their delivery. Surfside III COA cannot guarantee their safety if left outside your door.



Free Internet access in the Clubhouse.

No Garage Sales are permitted at anytime, unless sponsored by the COA.

 Locked storage rooms are for storage of bicycles only. No gasoline driven cycles of any type may be stored in these rooms. The COA holds no liability for theft or damage of bicycles in storage. The occupant assumes all risk. Space is limited to first come first served. Key is available in the on-site office.



No one is allowed to be playing, skateboarding, riding a scooter in the roadways or impede traffic in any manner. Recreational areas are provided for all occupants. See the Surfside III map for those areas.



All dogs must be on a leash **held by a dog walker** when in the common areas. Dogs are only allowed to run freely in the designated "**dog run**" area in **Lighthouse Park**.



All dogs must be **registered** in the on-site office within **5 days** of occupying unit.



QUIET HOURS 10p.m.- 7a.m. **This includes any outside space – patios, balconies and all common area.** These hours are the same quiet hours enforced by the City of Port Hueneme police department.

BALCONIES – WATER MUST NOT BE USED to clean balcony. No carpeting is allowed on 2nd and 3rd floor condo balconies. Pots must have water collection plates.



Dogs please tell your walkers not to allow you to urinate on walls, posts and in the planted garden areas.

PLEASE



PLEASE



PLEASE




PLEASE



THANK YOU





 Rental units **may** not be subleased in whole or part. Violations may be assessed an initial fine of \$500.00 and every 30 days thereafter until violation is corrected after notification is given **after a Board Hearing**

NO barbeques, fireplaces, firepits, heat lamps, gas, propane, charcoal, open flame or smokers or other heat producing devices, including their fuel source may be used/stored on or in any owner's property including your balcony, patio and/or driveway.


Community grills are in the **Lighthouse Park** and **behind the Clubhouse**
If you live in a townhouse check with the office if your unit is an exception to this rule .



 BBQs along with bench seating **may** be **reserved** as **part of a party** at either gazebo by contacting our office.


 Pest control personnel are onsite the **first 4 Mondays** of each month to deal with pest problems. Contact the office for proper forms which require your signature before entrance to your unit is permitted.











 **Please do not leave your trash outside your door.**  **Double bag** to avoid spills on your way to trash areas.

 If you live on the **2nd or 3rd floor of the Condos** we ask that you **not run your washer and/or your dryer between 10p.m. to 8 a.m.**



Wooden fencing or balcony railings must **NEVER** be used for drying any items including wet suits or towels.

 **Yes, we do have lost & found** items that have been turned into the front office. Please check with us for your missing items.

 **Garbage disposal restrictions:** **No disposal of peels** , **rice** , **fruit cores** , **pasta** , **cheese**, **coffee grounds** , **grease of any kind** , **lettuce** , **cereal** , **egg shells** , **or solid items.**

Disposals **do not grind-up excess food** which can be the **cause of drainage backups**. If these items are found to be the cause of a backup on the Surfside III COA **will not be responsible** for the repairs in any affected unit.



If you find that you have **large items** that you wish to throw out, place them in the **large Commercial sized dumpster** located next to the RV parking on the far side of Ebbside Circle. .

-  **Toddler play area & BBQ picnic area**
-  **Lighthouse Park** is our **large recreational** area:
 - **Cardio workout area,**
 - **BBQ picnic area,**
 - **Swings,**
 - **Volleyball,**
 - **Basketball,**
 - **Play area**
 - **Dogrun.**
- ssiiioffice@gmail.com
805-488-8484

September 2021 edition of this Information Flyer includes summary of some rules. Detailed legal version is available on our websites

VIOLATIONS OF SURFSIDE III COA RULES WILL RESULT IN MONETARY FINES

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.

Community Garden - provides an opportunity for residents to plan, prepare, plant and maintain a personal garden.

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.

Enhancement Committee - residents contribute to make Surfside III landscape attractive and well kept.

Welcoming Committee - focuses on welcoming new owners and tenants to Surfside III. Organizes group functions to facilitate meeting others living here.

OWNERS:

Budget Committee - provides assistance in the preparation of financial reports and special projects.

Gate Operation Committee - assists in resetting the entry and exit vehicle gates when they get stuck.

Procurement Committee –when asked by the Surfside III Condominium Owners Association (COA) Board of Directors, the committee will help with research, analysis, and bid process.

Rules and Regulations Committee - prepares drafts and modifications to the Surfside III rules and regulations to address issues of concern.

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**

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.

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

On-site 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

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 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: Lya Findel 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