

# 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  
November 2021

Edited by: Lya Findel  
8 Page Edition



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

The next Board meeting will be held **November 13, 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 November 9th, to view the Agenda Items.

## **REFI INFORMATION**

The bank has reviewed the COA's loan proposal and has decided to proceed with refinancing the existing two loans (\$4.9 million) only. At the Special Executive Meeting of October 22, 2021, the Board approved to proceed with the eleven-year term loan. Each owner will be paying \$152/month during the term of the loan. The loan rate will be set once the loan requirements have been met and the loan documents signed. The loan rate is expected to be between 4% and 5%.

## **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 – June	Gallons – July	Gallons – August	Gallons - Sept
1	91,256	84,524	100,232	89,760
2	65,824	50,116	59,092	66,572
3	103,972	91,256	95,744	86,768
4	84,524	68,816	94,996	83,776
5	68,816	66,572	51,612	44,132
6	48,620	38,896	37,400	47,124
7	75,548	60,588	68,068	62,832
8	72,556	59,092	77,792	64,328

Town home water use for the 51 town homes: 17 town homes used less than 1,500 gallons; 8 town homes used between 1,500 gallons to 3,000 gallons; 16 town homes used between 3,000 gallons to 6,000 gallons; 9 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

## **BALCONY INSPECTION REPORT**

The complete 736-page final report can be viewed at either [surfsideiii.com](http://surfsideiii.com) or [surfsideiii.org](http://surfsideiii.org) or at:

<https://www.dropbox.com/s/twnm5hvvhizpcab/A7%20Surfside%20III%20SB326%20Report.pdf?dl=0>

## **CONDO RAIL PAINTING**

The painters are now painting the condo building stairway rails. They have finished painting the stairway rails in building 2, 3 and 5 and are painting the stairway rails in building 4. The painting schedule will depend on the weather.

## **DROUGHT**

The latest drought information indicates that if no significant rain falls in the latter part of 2021, severe water savings measures will need to be taken. This may include a mandate that water may not be used to irrigate any landscaping.

## **TREE TRIMMING OF LARGE BORDER TREES IN LIGHTHOUSE PARK**

The trees along the Lighthouse Park border are scheduled to be trimmed the second week in January. This is due to previous scheduling by the contractor. Other tree trimming will occur throughout the complex in the next two months.



## HEATERS



With the temperature dropping, residents will soon be turning on their heaters for the first time in several months.

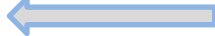
It is recommended that:

- 1) **New heater filters** be installed **once a year** prior to using the heater.

For those units that still have the **original 1978 heaters**:

- 1) Be aware that there have been **several instances** of them **malfunctioning** either with **gas build up or leakage**.
- 2) It is highly **recommended** that these heaters be replaced.

Original Heater



## WALKWAY REPAIR



The broken walkway, due to tree roots, in this area was removed and has been replaced with new concrete.

Periodic walkway replacement will occur as needed to prevent trip hazards.



## **PEST CONTROL**

Residents are requested to notify the Office if they observe any pests in their units such as cockroaches, termites, ants, etc.

The COA will send a firm to remedy the situation.

Surfside II to the south of Surfside III has tented its entire building (reason unknown). This action forces residents to seek shelter elsewhere while the work is in progress.

Photo of tented **Surfside II** taken 10/25/2021



## **DAYLIGHT SAVINGS TIME**

It's that time of the year again.

**Sunday, November 7, 2021, at 2 a. m. the clock needs to “fall back” and set to 1 a.m.**

**American Red Cross**  
Ventura County

**RIDE**

November 13, 2021



**F+R THE RED**

Service to the Armed Forces

**Join us in raising funds and awareness for the Ventura  
County Red Cross Service to the Armed Forces**

**Fifth Annual Cycling Event:**

**Three Routes**

**(Registration Fees:)**

**Century (\$95)/Metric Century(\$85)/1/2 Metric Century(\$75)**

**Great courses, rest stops, prizes, entertainment  
and lunch at the finish!**

**REGISTRATION OPEN NOW!**

**Veterans and Military ride for only \$10**

For more info scan QR Code or visit:

[www.redcross.org/rideforthered](http://www.redcross.org/rideforthered)



**Thank you to our sponsors!**



Thank you to our In-Kind Donors: Trader Joes, Starbuck's, Amigo Rents, C & S,  
DJ's Catering, Hollywood Storage, Ordway, Sir Speedy, Augusta Financial

**Message Regarding COVID Safety Protocol:**

Your health and safety is very important to us. All CDC outdoor event protocol will be followed.

## 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](mailto: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 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 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](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