

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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December 2021

Edited by: Lya Findel
10 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **December 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 or www.surfsideiii.org and look under Meeting Minutes, after December 7th, 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 an action to proceed with the eleven-year term loan. Each owner will be paying \$152/month (\$3 less than is currently being paid) 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%. Final loan documents are expected to be signed in early December.

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 – July	Gallons – August	Gallons – Sept	Gallons – October
1	84,524	100,232	89,760	94,996
2	50,116	59,092	66,572	48,620
3	91,256	95,744	86,768	131,648
4	68,816	94,996	83,776	77,044
5	66,572	51,612	44,132	32,164
6	38,896	37,400	47,124	38,148
7	60,588	68,068	62,832	65,076
8	59,092	77,792	64,328	50,116

The Port Hueneme Water Division was requested to check the Building 3 water meter to see if it was working properly and reading correctly. After a meter check, the technician stated that the meter was working and that the reading was accurate.



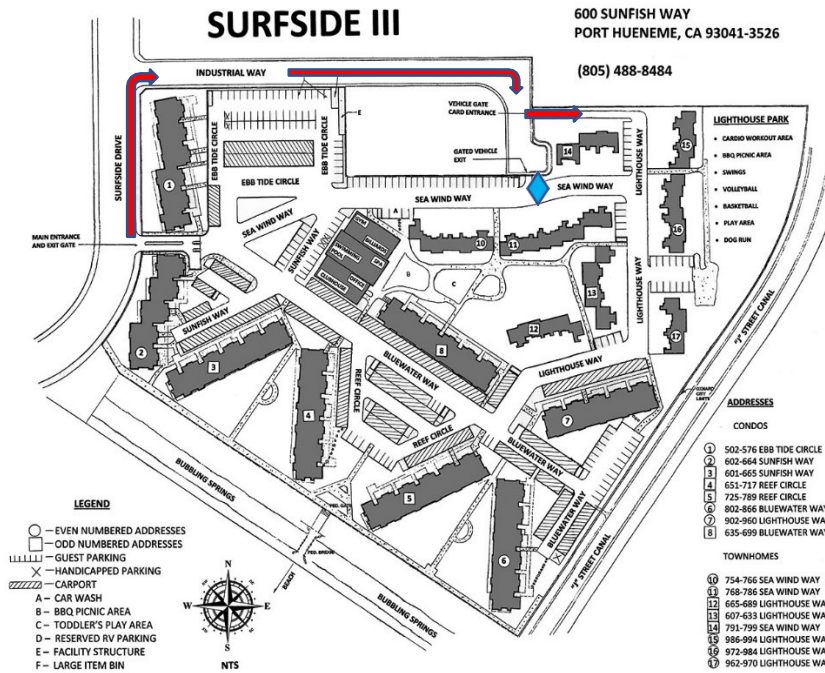
Building 3 residents are requested to **check their toilets** to see if they are leaking. This is the most common cause of high-water use. The water bill for the building 3 units will show a high-cost increase in water use in their next monthly COA statement.

Town home water use for the 51 town homes: 18 town homes used less than 1,500 gallons; 13 town homes used between 1,500 gallons to 3,000 gallons; 15 town homes used between 3,000 gallons to 6,000 gallons; 4 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

MAIN ENTRANCE GATE TO BE CLOSED

Monday, December 6, 2021, until 5 p.m.

In order to allow the tree trimming crew to trim the two Coral trees at the entrance. Please use the **Industrial Way** entrance and **Sea Wind Way** exit gates **only on this day**.



TREE TRIMMING THROUGHOUT THE COMPLEX

During the remainder of the tree trimming project the main entrance/exit gates to the complex will not be affected.



- December 6th
- December 7th
- December 8th

BALCONY INSPECTION REPORT

The final 736 page report can be viewed at either surfsideiii.com or surfsideiii.org or at:

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

Two dry rot and/or termite damaged beams/posts are being repaired. One on the south stairwell of Building 4 and the other on the second floor of Building 2. Other repairs shown on the Balcony Inspection Report will also commence in early 2022.



New beam



CONDO RAIL PAINTING

The painters have finished painting the condo building stairway rails and will continue with painting the common walkway guardrails. The painting schedule will depend on the weather. No balcony rails will be painted in December so as not to disrupt any celebrations. Balcony rail painting on condo buildings will commence at the beginning of January.

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.

The State has requested that water use be decreased by 15%. Mercurynews.com states that the City of Port Hueneme increased its water use by 10% as compared to 2020.

CONCRETE SIDEWALK GRINDING

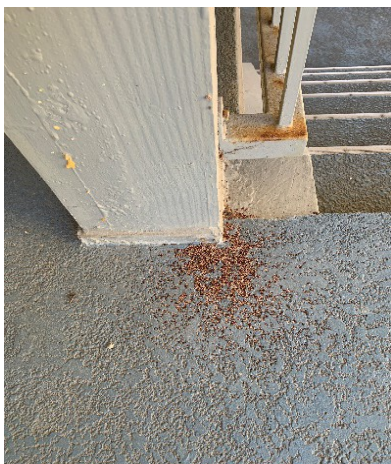


Through time, settlement of earth material, or tree roots growing, concrete sidewalks crack or rise and produce trip hazards. Starting the first week of December, concrete grinding will occur at various sites throughout the complex to even out the concrete walks.

CARPORT SUPPORT POST WORK

A contractor will be adding metal supports and pouring concrete around some of the carport posts in the complex in early December. Residents may be asked to park elsewhere in the complex while this work proceeds.

TERMITES



As residents walk around in the complex, they may observe certain things that need attention. Please report them to the Office – ssiiioffice@gmail.com.

Recently, a resident observed termite droppings on a walkway and now, a contractor has been scheduled to respond to this issue.

LOCKED GATES

Recently it has been observed that the walk-through gates at the Industrial Street cul-de-sac and the gate at the flagpole have not been locked.



Gates need to remain locked.

If you have a guest that will be using the gates to exit our complex, please either provide a key for them or accompany them to the gate and have them contact you when they intend to return or setup at time to meet them at the walk-through gate so they can re-enter.

No one is allowed to climb over the gate.

Locked gates help to deter uninvited visitors into our complex.

PLEASE be sure that the gate lock is engaged after you pass through.

STUFFED PET RABBIT LOCATED



Someone has hidden this tiny pink rabbit in the tree located in the children’s playground area behind building 8.

If the rabbit’s family has not retrieved it by December 10th, it will be moved to the safety of the on-site office.



SAVE \$25 UNIT CHARGE

Deadline.....Friday December 3rd, 2021

That’s the amount the attorneys will charge for each unit that doesn’t respond to the “First Mortgagee Contact Information Request” you received in the mail.

Ballots to modify our CC&Rs must be sent to **owners and to first mortgagees** (e.g., lenders, financial institutions, banks).

Your Name: _____ Unit address: _____

If there is no Mortgage/first mortgagee, state “none” _____

First Mortgagee Information: Name _____

Address: _____

Policy/mortgage identification number: _____

Email your completed response to our Vice-President at busprad@yahoo.com

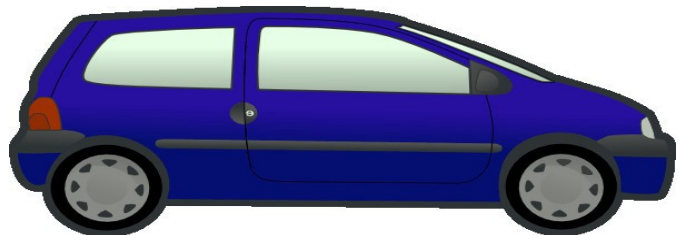
ELIMINATING THEFT OPPORTUNITIES

There are people who do their daily and holiday shopping outside your front door and from inside your vehicle!



Do not have packages left outside your front door. **Always require a signature** for delivery for items you order. If you're expecting a gift from someone, be sure to ask them to require a signature for delivery.

To avoid your vehicle being broken into **lock your vehicle** and be sure to **remove anything from view** that might entice someone to break in. Leaving anything of value in your vehicle, be it in view or in the trunk is never a good idea.



If you become a victim of a theft or break in, be sure to **report the crime to both our on-site office** either by calling **805-488-8484** or emailing the office at: SSiiiOffice@gmail.com and contacting the **police department** at **805-986-6538**

HOLIDAY DECORATIONS



Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences using plastic ties, but they will need to be **removed by January 8, 2020.**

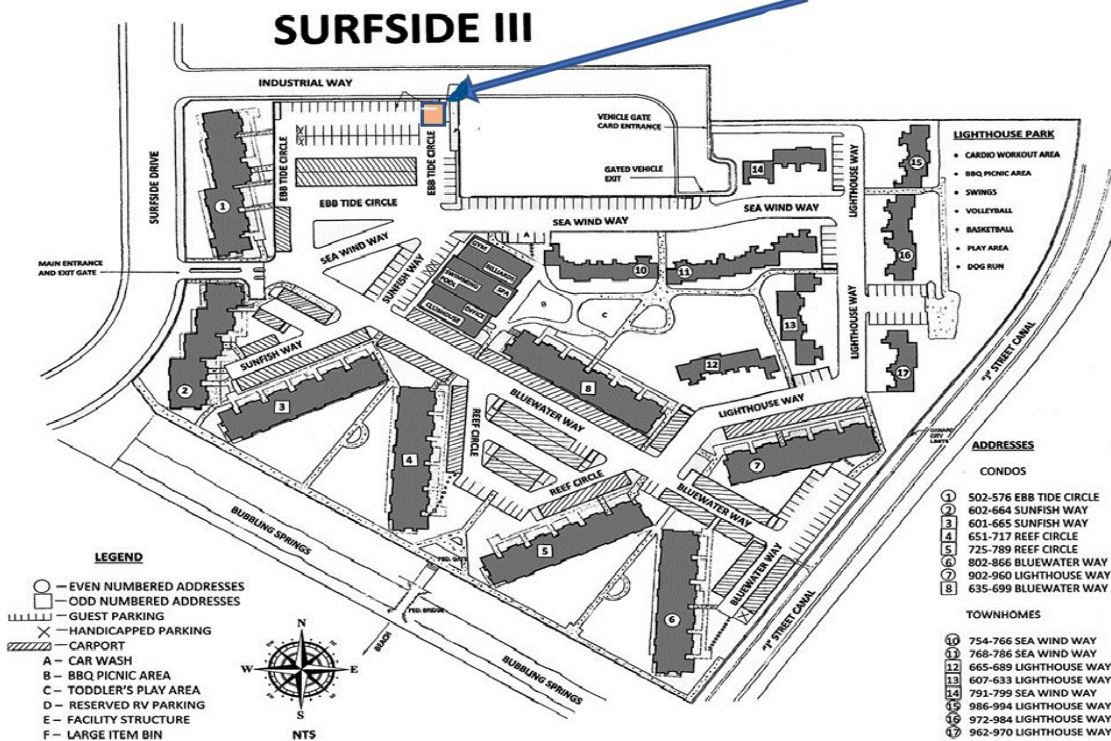


DO NOT USE the small bins for



disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



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.com1-805-488-8484

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