

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.

Authored by: Andy Santamaria
January 2022

Edited by: Lya Findel
7 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **January 8, 2022** 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 January 4th, to view the Agenda Items.

REFI INFORMATION

The refinancing of the two existing loans has been successfully completed. Below is a portion of the new loan document with loan details. The entire loan document can be viewed on our websites: surfsideiii.com or surfsideiii.org.

Each owner will pay \$152/month for the next ten years and seven months. Prior loan payment amount was \$3 more per month.

The following groups are thanked for their efforts in assisting in this process:

Pacific Premier Bank, Pacific Western Bank, Citi Bank, Lordon Management, Roseman Law, Surfside III Budget Committee, and the Surfside III Board.

Special thanks go to Bruce Kulpa, Budget Committee member, for finding a bank willing to participate in the loan process.

PROMISE TO PAY. Borrower promises to pay to Lender, or order, in lawful money of the United States of America, the principal amount of Four Million Seven Hundred Eighty-Seven Thousand Six Hundred Fifteen Dollars and 64/100 Dollars (4,787,615.64) or so much as may be outstanding, together with interest on the unpaid principal balance calculated as described in the "INTEREST CALCULATION METHOD" paragraph until paid in full. The interest rate may change under the terms and conditions of the "INTEREST AFTER DEFAULT" section.

PAYMENT. Borrower will pay this Loan in one hundred twenty (120) monthly consecutive principal and interest payments in the initial amount of \$46,804.00 each beginning January 15, 2022, with interest calculated on the unpaid principal balances using a fixed interest rate of 4.10%; Seven (7) monthly consecutive principal and interest payments, beginning January 15, 2032, with interest calculated on the unpaid principal balances using a fixed interest rate based on the U.S. Treasury daily yield curve rate for a 5 year constant maturity plus a margin of 2.75%, adjusted if necessary for the minimum and maximum rate limitations for this Loan. If not sooner paid, the entire remaining unpaid principal balance, together with all accrued and unpaid interest thereon and any other unpaid amounts under this Note, shall be due and payable on July 15, 2032 (the "Maturity Date"). Under no circumstances will the interest rate on this Note be less than 4.00% or more than the maximum rate allowed by applicable law.

CC&R MODIFICATIONS PROPOSAL

For owners and first mortgagees are:

- a) Eliminate the existing section in the CC&Rs that restricts each unit to having only one animal. The rule for the new number of animals allowed per unit would be listed under the Rules and Regulations with the assurance that the number of pets decided would not conflict with the County of Ventura limit of four animals per unit.
- b) Currently 75% of the owners are needed to approve any changes to the CC&Rs. By reducing that amount to 51% would ensure the ability to make changes in the future to Surfside III's CC&Rs to include language that conforms to new State, City or Federal regulations.
- c) Delete the section that requires 75% of the first mortgagees to approve any CC&R modifications. The CC&Rs being drafted now no longer have this requirement that was used over thirty years ago.

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 – August	Gallons – Sept	Gallons – Oct	Gallons – Nov
1	100,232	89,760	94,996	83,028
2	59,092	66,572	48,620	51,612
3	95,744	86,768	131,648	124,916
4	94,996	83,776	77,044	77,044
5	51,612	44,132	32,164	31,416
6	37,400	47,124	38,148	48,620
7	68,068	62,832	65,076	55,352
8	77,792	64,328	50,116	60,588

Town home water use for the 51 town homes: 13 town homes used less than 1,500 gallons; 13 town homes used between 1,500 gallons to 3,000 gallons; 19 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 over 10,000 gallons.

GATE REMOTE



The remotes sold at our onsite office require a 9-volt battery to operate.

Since one never knows when the battery will die it is recommended you store an extra battery in your car.

RAIN



Now that the rains have come some issues may become present.

If your unit is experiencing any:

- water leaks (ceiling, walls, etc.)
- gutters not working or
- severe ponding in the areas around the buildings

Please inform the Office 1-805-488-8484 or ssiiiOffice@gmail.com.

DAMAGED SPRINKLERS



Residents are requested to notify the Office 1-805-488-8484 or ssiiiOffice@gmail.com if they see any water sprinklers that are broken or if they see water saturated ground.

In December, an underground sprinkler pipe in Lighthouse Park broke and needed to be repaired. A sprinkler head came loose adjacent to a townhome walkway and a shower of water was produced until the watering cycle ended.

CONDO RAIL PAINTING

Weather permitting (not too cold or wet), the painters will be painting the common walkway guardrails of Building 3.

Building 5 common walkway guardrails were completed in early December.

Balcony rail painting on condo buildings will commence at the beginning of January.

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.**

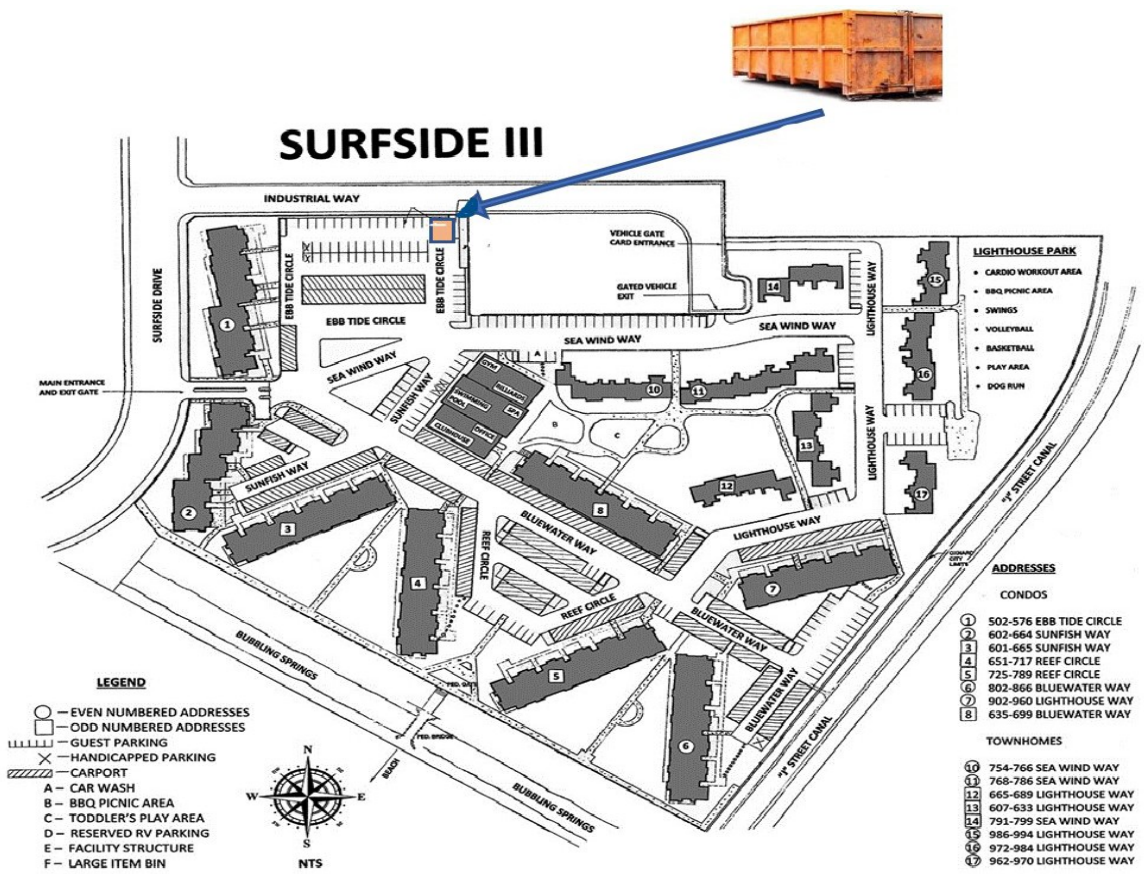


DO NOT USE the small bins for



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 the Surfside III structural elements (benches, streets, etc.) 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](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. Application forms can be obtained on the websites listed below or at our onsite office.

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.

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 COA posts all agendas on both websites:**

<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