

# 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  
February 2022 edition

Edited by: Lya Findel  
6 Page Edition



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

The next Board meeting will be held **February 12, 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](http://www.surfsideiii.com) or [www.surfsideiii.org](http://www.surfsideiii.org) and look under Meeting Minutes, after February 8th, to view the Agenda Items.

## **CC&R MODIFICATIONS PROPOSAL:**

This process is nearing the point where ballots will be mailed out to the owners first.

The ballots will contain the three items listed below. The important thing is for owners to **VOTE** and return their ballots since **232 owners are needed to approve** the changes.

If the owners approve the modifications, then the mortgage holders will be sent their ballots.

If they approve the changes, the CC&Rs can be modified.

- a) **PET RULE CHANGE:** 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) **VOTING APPROVAL PERCENTAGE:** 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 RAIL PAINTING**

Painting on building 4 rails will finish up the first week in February. Plans are to start painting the 3<sup>rd</sup> floor rails on building 5 next.

If it is too windy or cold or if there is dampness, the painting for that day will be rescheduled.

## **CONDO BUILDING AND TOWN HOME WATER USE**

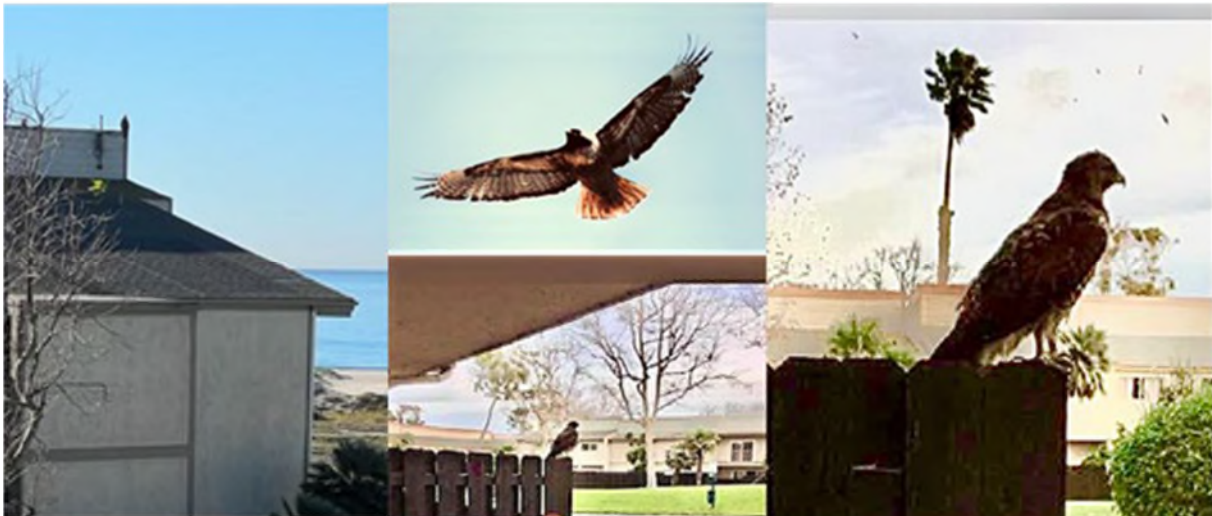
The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building:

Building	Gallons – Sept	Gallons – Oct	Gallons – Nov	Gallons – Dec
1	89,760	94,996	83,028	89,012
2	66,572	48,620	51,612	71,060
3	86,768	131,648	124,916	135,388
4	83,776	77,044	77,044	74,800
5	44,132	32,164	31,416	44,880
6	47,124	38,148	48,620	43,384
7	62,832	65,076	55,352	59,092
8	64,328	50,116	60,588	81,532

Looking at the data, it appears that the use of water in Building 3 continues to increase. This could be the result of an increase in residents or visitors, residents wishing to have longer hot showers due to the weather, or toilet water leaks.

Town home water use for the 51 town homes: 9 town homes used less than 1,500 gallons; 15 town homes used between 1,500 gallons to 3,000 gallons; 17 town homes used between 3,000 gallons to 6,000 gallons; 8 town homes used between 6,000 gallons and 10,000 gallons; and 2 town home used over 10,000 gallons.

## **OUR RESIDENT BIRD OF PREY**



## **BBQ:**



For those of us that have removed our BBQs it can be frustrating to see some BBQs scattered throughout our 309 units.

Rest assured every owner has been notified. Your Board of Directors must follow the rules regarding issuing of fines. Those rules/procedures are found under the Rules and Regulations heading on our online our websites:

<http://surfsideiii.com> and/or <http://surfsideiii.org>.

In some cases, we have long term out of state owners that have committed to a date when they will return to California and remove their BBQ. In the meantime, we know their unit is not occupied so no one should be using their BBQ.

If you **see** a neighbor **using their BBQ**, please let our office know the address since this is a fire safety violation and it is important, we are made aware of this possible fire hazard.

Office contact information: 805-488-8484 or email: [sssiiiOffice@gmail.com](mailto:sssiiiOffice@gmail.com)

## **TREE TRIMMING:**

Barring unforeseen weather conditions tree trimming will resume on February 9<sup>th</sup>.

## 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](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. 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 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.

### **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](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