

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
March 2022 edition

Edited by: Lya Findel
7 Page Edition

NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE



The next Board meeting will be held **March 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 or www.surfsideiii.org and look under Meeting Minutes, after March 8th, to view the Agenda Items.

CC&R MODIFICATIONS PROPOSAL for 3 items

Owners will be receiving the CC&R ballots in March 2022
Deadline to submit the ballots is **April 8, 2022**.

The complete legal voting presentation will come in your ballot packet.

Surfside III COA is legally bound to follow the Rules & Regulations **established over 40 years ago**.

Highlights of what your Board of Directors' feel **need to change now are**:

1) **Modification of the CC&R pet rule.**

If this is not modified, we may start seeing signage placed throughout Surfside III COA to meet the existing CC&R language such as:

ALL DOGS MUST BE LEASHED OR CARRIED ON COMMON GROUND.
NO DOGS ARE ALLOWED TO: WALK ON GRASS, PAVEMENT OR WALKWAYS

owners will be cited and fined.

2) **Modifications to the CC&Rs to be voted on by owners only.**

3) **Recalculate the percentage of owners required to approve changes to the CC&Rs.**

We ask everyone to vote YES to make these changes.

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 – Oct	Gallons – Nov	Gallons – Dec	Gallons – Jan
1	94,996	83,028	89,012	106,216
2	48,620	51,612	71,060	59,840
3	131,648	124,916	135,388	125,664
4	77,044	77,044	74,800	76,296
5	32,164	31,416	44,880	68,068
6	38,148	48,620	43,384	32,912
7	65,076	55,352	59,092	79,288
8	50,116	60,588	81,532	58,344

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; 18 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.

OFF-SITE OWNERS:

It is very important that you provide your current **email address** and **phone number** to Lordon at: manager@surfsideiii.com so that you can be contacted in emergencies.

If there is a **water/sewer event** that happens at **your unit or an adjacent unit**, the COA needs to **contact you immediately**.

If you are not reachable **decisions will be made without your input to stabilize the situation**.

You may be financially responsible to repair any damage caused. Please read Rule 26 of the Rules and Regulations which can be found on the COA websites.

If the COA cannot enter your unit because your unit key at the Office no longer works, a **locksmith will be called**, and the expense will be assessed to your account. Usually, this service will cost about \$370.00.

KEYS



All owners are required to ensure that the on-site office manager always has a working key to their property.

These **keys are to be used only in case of emergency** such as flood, fire or other health or safety issues or in the case of ongoing repairs which need to be completed during the absence of the owner/tenant.

A \$500.00 fine may be assessed for each event wherein the staff could not access the unit in accordance with the COA procedure.

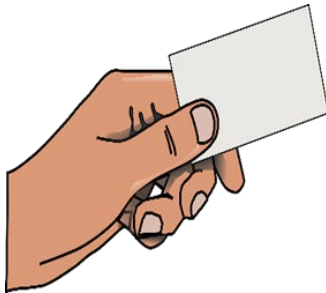
For security reasons the keys are stored in the office in a separate locked cabinet. No address is tied to the key. Instead, each key is coded for security purposes.

GUTTER CLEANING:

The cleaning of our gutter throughout the complex will be completed as weather permits.



CLUBHOUSE ENTRANCE CARD



Always use your personal key card when entering the Clubhouse.

Do not open the door for anyone that doesn't have their key card.

Cards are issued to registered owners and renters.

All others must check with the office to enter the Clubhouse.

BALCONY RAIL PAINTING

Weather permitting, our painters will continue:

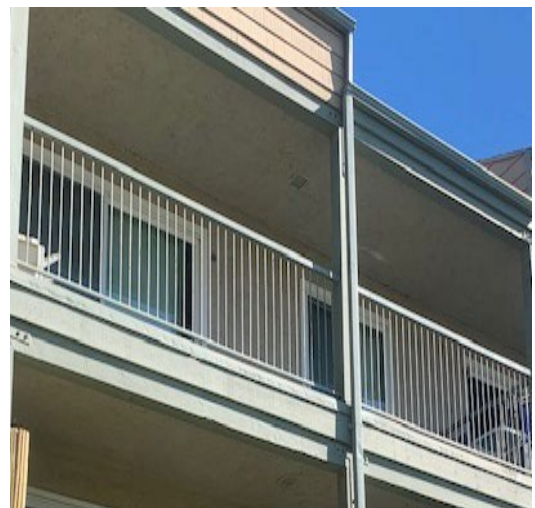
Sanding, priming, and painting the balcony railings on the 2nd floor of building 5.

In the middle of **March**, they will move to **Building 6**.

They will start on the 3rd floor continuing down to the 2nd floor.

All items currently on the balcony must be moved at least **3 feet from the railings** so that the painters can sand, prime, and paint the railings.

Please be aware that **a lot of dust** from the sanding is created so you might want to make sure your items are moved as far from the rails as possible.



TOWNHOME BBQs:

Last month's issue regarding BBQ's didn't mention that some townhome residents have the required fire hazard clearance to allow them to BBQ.



None of the balconies in the condo buildings have that clearance.

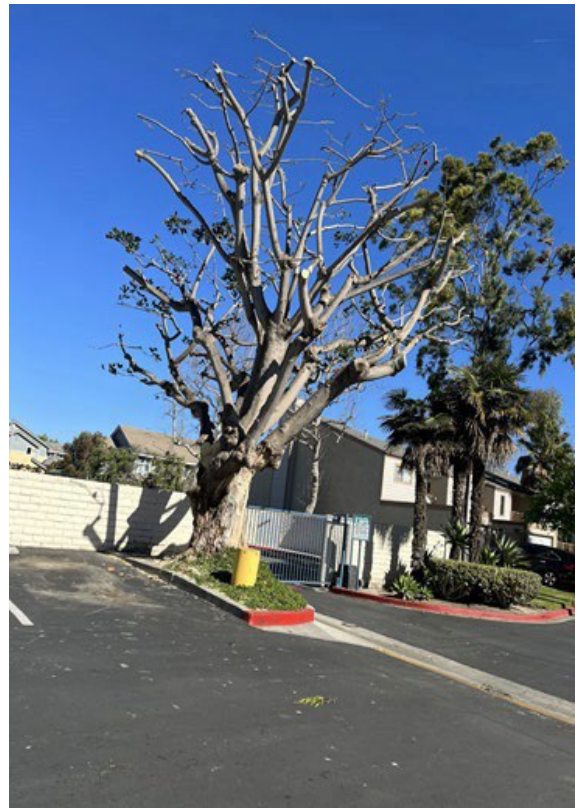
All owners have access to the charcoal BBQs in Lighthouse Park and the area behind building 8 and the Clubhouse.

Thank you to all the owners who removed their BBQs.

WIND DAMAGE

Last month because of the severe winds a tree fell near two unoccupied parked cars.

Our tree trimmers were able to safely remove the broken portion of the Coral tree.



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

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