

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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April 2022

Edited by: Lya Findel
9 Page Editor



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **April 9, 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 surfsideiii.org and look under Meeting Minutes, after April 5th, to view the Agenda Items.

CC&R BALLOTS

If you have not done so, **please** mail in your CC&R ballots so they can be **received by April 8, 2022**.

- The three CC&R sections to be modified will improve the COA operations.
- One of the sections deals with **eliminating the existing** CC&R language **which requires that dogs be carried while on common grounds**.

If you wish to observe the counting of the CC&R ballots, please email the President your email address at a67sand@aol.com by **April 6, 2022**. You will then be sent an invite to the Zoom meeting.

MORTGAGE COMPANIES CONTACT INFORMATION

Since not all owners that have mortgages submitted the identity or contact information of their mortgage companies, the COA has paid **\$2,150.00 so far** for the law firm to look up the information.

2022 BOARD DIRECTOR ELECTIONS

The Surfside III Board of Directors is composed five volunteer owners who have been elected to that position.

Board of Directors do not get paid or receive any reduction in their dues. You may direct any questions of Board member duties to Andy Santamaria, our President at a67sand@aol.com

If you are interested in volunteering to be a part of our Board of Directors

- Please email your director nomination to ssiiioffice@gmail.com or
- Mail a letter stating your intention to run for a director position to:
Surfside III, COA, 600 Sunfish Way, Port Hueneme, CA 93041 to be **received** by the **July 14, 2022, deadline**.
- If at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

BUILDING 3 BALCONY CEILING COLLAPSE

On March 13, 2022, in the morning, the third-floor ceiling of Building 3 collapsed.

There were no injuries.

Asbestos abatement contractor completed the removal of the ceiling on March 28th.

The first and second floor of Building 3 were cleaned on March 30th and 31st.

The 3rd floor ceiling will be reconstructed once plans have been completed and permitted.

The **California Plastering Consultants report**, which is posted at www.surfsideiii.com and surfsideiii.org, provides **five possible reasons for the ceiling collapse**:

- 1) During the building's original construction, ceiling boundary framing was not installed which prevented the ceiling from being properly secured
- 2) The $\frac{3}{4}$ - inch staples used to secure the lath to the wood framing members were too short and did not meet the $\frac{7}{8}$ -inch 1976-1978 building code length
- 3) Some of the staple spacing installation exceeded the 6-inch spacing requirement
- 4) The 1976-1978 Building Code requirements required plaster thickness to be a minimum of $\frac{3}{4}$ - inches. Some of the ceiling areas had plaster thickness ranging from 1 to 2-inches. This extra thickness increased the weight that the staples needed to hold.
- 5) There was water infiltration, wood decay, rusting of the metal lath and fasteners found at several locations in the ceiling area.

Reinforcement options for the remaining ceilings in the complex are being discussed.

Further details will be made available later.





EMAIL LIST USED FOR NOTIFICATIONS

To be able to inform owners **in cases of emergency**, it is requested that all owners and residents submit their **contact information** (unit address, phone number, email address) to the Surfside III office at: ssiiioffice@gmail.com

Some of the owners on the third floor had to be notified of the ceiling collapse by U.S. Mail since their correct contact information was not on file.

CONDO RAIL PAINTING

Building 6 3rd floor balcony rails are in the process of being painted. Building 6 2nd floor balcony rails are being sanded. The next building rails to be painted are in Building 1.

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

CITY NAME CHANGE DISCUSSION

The Port Hueneme City Council is having discussions on whether to change the city's name from Port Hueneme to Hueneme Beach. If you are interested to know more, please contact the City of Port Hueneme. Website: <https://www.ci.port-hueneme.ca.us> or City Manager's Office, City of Port Hueneme, 250 North Ventura Road, California 93041, telephone (805) 986-6500.

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 – Nov	Gallons – Dec	Gallons – Jan	Gallons – Feb
1	83,028	89,012	106,216	96,492
2	51,612	71,060	59,840	65,824
3	124,916	135,388	125,664	144,364
4	77,044	74,800	76,296	74,052
5	31,416	44,880	68,068	36,652
6	48,620	43,384	32,912	40,392
7	55,352	59,092	79,288	86,768
8	60,588	81,532	58,344	60,588

The City of Port Hueneme staff checked the Building 3 meter this past week to see if it was functioning properly, it reported that it was. As the data shows, Building 3 is using quite a bit of water. It is suggested that Building 3 residents check to see if their faucets or toilets are leaking.

Town home water use for the 51 town homes: 16 town homes used less than 1,500 gallons; 12 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; 7 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

PACKAGE THIEF



Sadly, it has been reported that a package left outside a residents' door has been stolen.

Please try to have your package pick-ups made while you are at home or arrange to have a neighbor handle your package pick-up.

If you do need to leave your package in front of your door, be sure to pack it in a plain brown box as to not advertise what might be contained in the box.

CARPORT STORAGE BOXES



Carport storage boxes are repaired/replaced on a regular basis. If your storage box needs attention, please **contact the office at 805-488-8484.**

TREE TRIMMING



The trees along the Surfside III property adjacent to the Hideaway were recently trimmed.

EXIT GATE TAMPERING



Someone has been tampering with the exist gate spike strips. **If you have any information about this activity, please contact the office at 805-488-8484.**

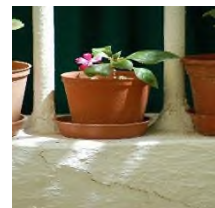
RAIN

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.

A REMINDER TO OWNERS



The **damage caused** by placement of plants, area rugs, Astro turf or **ANY** covering to the patio or balcony flooring are the sole responsibility of the owner.

Recently, it cost an **owner over \$3000** to repair the blue balcony covering due to moisture damage

HISTORY REVISITED



In 1973, there was an oil embargo which affected the supply of gasoline. Gas stations were only open certain hours, they only sold ten gallons of expensive gas to each customer (if gas was available), and gasoline was rationed by the last number of the license plate. If the number was odd, one could get gas every other day. If the number was even, gas was available to the other vehicles with an even last number.

Gas cap locks sold out because thefts from gas tanks increased.

2022 will be an interesting year for all motorists.

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:**

surfsideiii.org or www.surfsideiii.com

and on the Clubhouse Bulletin Board

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)

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

Keycard holders may use the Clubhouse Facility
7 days a week between the hours of
6:30 a.m. until the closing time of 8:45 p.m.

Lordon Property Management

(Handles all, 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