

# 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  
May 2022

Edited by: Lya Findel  
7 page Edition



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

The next Board meeting will be held **May 14, 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 [surfsideiii.org](http://surfsideiii.org) and look under Meeting Minutes, after May 10th, to view the Agenda Items.

## **CC&R BALLOTS**

If you have not done so, **please mail in your CC&R ballots now**.

- The ballots will be **counted on May 14, 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 and that there can be no more than one animal/unit.

If you wish to observe the counting of the CC&R ballots, please email the President your email address at [a67sand@aol.com](mailto:a67sand@aol.com) by **May 12, 2022**. You will then be sent an invite to the Zoom meeting.

## **2022 BOARD DIRECTOR ELECTIONS**



The Surfside III Board of Directors is composed of 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](mailto:a67sand@aol.com)

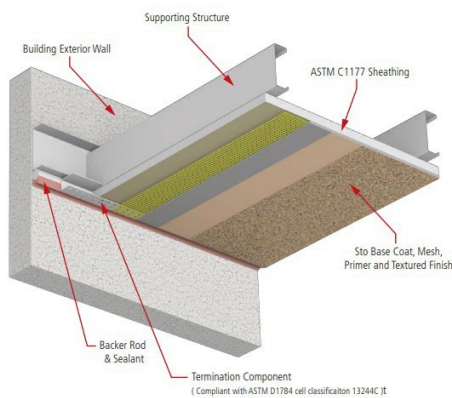
If you are interested in volunteering to be a part of our Board of Directors

- Please email your director nomination to [ssiiioffice@gmail.com](mailto: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 REPAIR STATUS**



On April 15, 2022, the consultants inspected the third-floor ceiling support system of Building 3 to determine the options available for reconstructing the third-floor ceiling. The options include Traditional Stucco Soffit, Exterior Insulation and Finish System, and Painted Fiber Cement Sheets. The recommended installation is EIFS. The city will be consulted as to what permit requirements are required to use this type of installation. Initial cost estimates for each option for Building 3 third-floor ceiling reconstructions range from \$40,000 to \$60,000 for each option.



Consultants also investigated other Surfside buildings built in Phase II and Phase III. Building 3 was built in Phase I. Preliminary findings show that the same type of Building 3 construction was continued for both Phase II and Phase III. Some ceiling cutouts in Phase II and III structures may be made to verify that the construction is similar to Building 3 construction and that specific measures need to be taken to add more support to the ceilings.

It is recommended that framing components be installed beneath the stucco soffit in balcony and walkway ceilings where no perimeter support exists. Every location in both the condo and townhome buildings would require this support if the structure investigation using the cutouts show that perimeter blocking is missing.

Any framing component added would be painted to match the same color as the walls or adjacent beams. Prior to proceeding with installation, sample mockups of the framing will be constructed to provide an opportunity to view how the final installation will look like.

## **CONSTRUCTION PREPARATION BY RESIDENTS**

It is time to start planning what will be done with your personal belongings of each condo and townhome unit balcony and condo entry way prior to construction starting. All buildings will be affected. The crews will need to have full access to the balconies and entry ways (condos) to install support beams.

Once a construction schedule is known for each building, residents will be notified that all balcony belongings will need to be removed by a certain date. Discussions will be held on how to address belongings that have not been removed.

## 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 – Dec	Gallons – Jan	Gallons – Feb	Gallons – Mar
1	89,012	106,216	96,492	103,972
2	71,060	59,840	65,824	57,596
3	135,388	125,664	144,364	136,884
4	74,800	76,296	74,052	69,564
5	44,880	68,068	36,652	38,148
6	43,384	32,912	40,392	34,408
7	59,092	79,288	86,768	42,636
8	81,532	58,344	60,588	51,612

Town home water use for the 51 town homes: 18 town homes used less than 1,500 gallons; 10 town homes used between 1,500 gallons to 3,000 gallons; 15 town homes used between 3,000 gallons to 6,000 gallons; 6 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

## WATER USE REDUCTION



*Photo is of Lake Oroville, California. **This lake supplies our water.***

Calleguas Municipal Water, which provides water to parts of Ventura County (includes Port Hueneme), has issued a **Water Shortage Emergency Condition Resolution (EWCP)**.

### **The first phase of the District EWCP limits:**

Landscape water use of potable water supplies to **one day per week** for any purveyor in the District service area that currently receives Metropolitan supplies from Calleguas. Purveyors that receive Metropolitan supplies from Calleguas are required to adopt and implement enforcement mechanisms to ensure compliance with this limitation **no later than May 31, 2022**.

For those purveyors that do not limit landscape water use, or who inadequately enforce the limitation, a **penalty of up to \$2,000 per acre foot** (one acre foot of water equals about 326,000 gallons) shall be assessed on all potable water provided by Calleguas sourced from Metropolitan's water supplies. The first phase of the EWCP is effective immediately upon adoption of the Resolution and penalties for non-compliance shall be assessed beginning June 1, 2022.

### **The second phase of the District EWCP:**

May be imposed if the first phase does not achieve desired levels of demand management and may include a **complete ban on landscape watering** to further preserve supplies, with penalties for non-compliance.

## **WATER BOTTLE DELIVERY**



After your water bottles have been delivered, please make sure they are brought into your unit in a timely manner.

Storage of the bottles by the front door of your unit or in the main condo building walkway is not allowed.

## **CONDO RAIL PAINTING**

**Building 1** third floor rails are now being painted. When completed, the building 1 second floor rails will be painted.

Please be sure to keep a **minimum of a 2' clearance from the railings** so the painters may access the railings to be painted.

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

## **UNLICENSED OR INOPERABLE VEHICLES PARKED IN COMPLEX**

There is an effort underway to remove vehicles that do not have current registration or that are inoperable and that are parked in the carports or common area parking. **A 96-hour towing notice** will be placed on the vehicle prior to towing. Payless Towing is the towing company that the COA uses.

## **BUILDING 8 ELEVATOR USE**

An elevator button service part malfunctioned, and a replacement has been ordered. Until then, please insert the elevator key, turn it, and then press the elevator call button.

## **PALM TREE PRUNING**



## **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 filling 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](http://surfsideiii.org) or [www.surfsideiii.com](http://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 the office  
[SSiiiOffice@gmail.com](mailto:SSiiiOffice@gmail.com) 1-805-488-8484

**SURFSIDE III COA**  
**600 Sunfish Way,**  
**Port Hueneme, CA 93041**

**On-site Customer Service is available 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)

**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](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**