

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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Edited by: Lya Findel
8 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **June 11, 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 June 7th, to view the Agenda Items.

CC&R BALLOTS

On May 14, 2022, the CC&R ballots which included modifications to three CC&R sections were opened at the Board meeting and showed that:

- **150** ballots were submitted
- **2** ballots did not have any voting directions.
- **116** ballots approved the changes.
- **32** ballots disapproved the changes.

These results will be presented to the COA attorneys for further directions since **any changes to the CC&Rs require 232 positive votes**.

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, 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 REPAIR STATUS



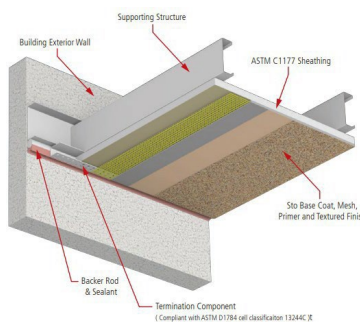
The design for the ceiling replacement project is nearing completion. Once completed, the plans will be delivered to PH Building and Safety for review and permitting. Once approved, the bid package will be prepared, bid package published, bids received, bids reviewed, Board awards project, contract prepared and signed, insurance documentation submitted, Notice to Proceed issued. Then, construction can begin.

The third-floor residents of Building 3 where the ceiling collapsed, will need to remove all their belongings from their balconies for the crew to work. Options on doing this will be discussed with the contractor.

Design of the Ceiling Support Project for the rest of the balconies and walkways in the complex is ongoing. This project will follow the same process as the Ceiling Replacement Project. Once the schedule of construction is determined, the residents of each building will be provided a range of dates when work is scheduled to commence adjacent to their units. All items on those balconies and walkways will also need to be removed prior to construction starting in each building.

Residents may continue to occupy their units while construction is ongoing.

CONSTRUCTION PREPARATION BY RESIDENTS



It is time to start planning what will be done with the 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 RAIL PAINTING

Building 2 floor rails are now being painted.

If it is too windy, hot, 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 – Jan	Gallons – Feb	Gallons – March	Gallons – April
1	106,216	96,492	103,972	158,576
2	59,840	65,824	57,596	70,312
3	125,664	144,364	136,884	163,812
4	76,296	74,052	69,564	85,272
5	68,068	36,652	38,148	46,376
6	32,912	40,392	34,408	47,872
7	79,288	86,768	42,636	60,588
8	58,344	60,588	51,612	57,596

Town home water use for the 51 town homes: 14 town homes used less than 1,500 gallons; 12 town homes used between 1,500 gallons to 3,000 gallons; 13 town homes used between 3,000 gallons to 6,000 gallons; 11 town homes used between 6,000 gallons and 10,000 gallons; and 1 town homes used over 10,000 gallons.

In March 2022, the total of gallons of water used by the condo units was 534,820. In April 2022 it was 690,404 gallons which is a 23% increase. The April 2022 goal set by the water agencies was to reduce the amount of water by up to 30%.

The water use in the townhomes and the condo units are the responsibility of the owners. In the 51 townhomes, the residents have full control of their water use. In the condo units, each unit shares either 1/33 or 1/30 (depends on the number of units in the building) cost of the water use since there is only one meter. For example, if a condo unit resident uses a lot of water or if a condo unit's toilets leak, the other condo unit owners will share in the total cost of the water bill for that building.

To attempt to determine if there were toilet water leaks in Building 3, the Board President went to 16 units of Building 3. Entry was made to 10 units where an inspection was made to see if the toilets were leaking. One unit's toilet was leaking, and the owner was sent a letter to replace the toilet stopper.

Toilets should not be making a refilling sound unless you have just flushed it. If the tank is refilling by itself, then you have a leak. Residents are encouraged to check their units for water leaks.

WATER USE REDUCTION

Calleguas Municipal Water District indirectly serves the Port Hueneme Water Agency (PHWA) via the City of Oxnard. PHWA serves the City of Port Hueneme, Channel Islands Beach Community Services District, and the Naval Base Ventura County.

On May 17, 2022, the Oxnard City Council proclaimed the existence of a local emergency due to water shortage emergency conditions. This emergency notice applies to the City of Port Hueneme residents. (oxnardwater.org)

Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape, and other outside irrigation is prohibited except between 4 p.m. and 9 a.m. or 6 p.m. and 9 a.m. during daylight savings time, no more than once per week.

Since Surfside III COA's address is 600 Sunfish Way, irrigation will be allowed on Saturdays only. The amount of water that can be used during the watering cycle will be known shortly.

The first phase of the Calleguas Municipal Water 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.

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.

MYTHS AND FACTS

There have been a few new residents moving in to Surfside III. Below is some information that may provide answers to some questions.

- Surfside I, II, III and IV are not associated with each other and are not under one organization. Each COA is a separate entity.
- The COA is composed of 309 owners. This complex is your property, so it is to be cared for.
- When owners purchase a townhome or a condo unit, they are only purchasing the air space inside the walls of the unit. The walls, floors, ceilings, attic spaces, balconies, patios, fences, rails, etc. are all owned collectively by 309 owners.
- When owners purchase a unit, they inherit the pros and cons of living at that location. Examples:
 - Living close to the vehicle entrance gates, one can hear the gate open and close.
 - Living by the elevator doors one can hear the opening and closing of the doors.
 - Living in Building 1 and 2 one can hear the traffic on Surfside Drive.

- Living by the Industrial Way entrance one can hear the vehicles traveling right outside your patio.
 - Living in Building 8 one must climb additional steps to get to the elevator and at the same time enjoy ocean views that the other buildings don't have.
 - Living by Lighthouse Park or the recreational area behind the Clubhouse, one can hear kids playing, groups gathering, and smell the aromas from the BBQ area.
 - By purchasing units where trees are in front of the unit one's views may be impacted, etc.
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- Some new owners to Surfside III have submitted lists of features they would like to see added to the COA. Surfside III is a 44-year-old complex that is being maintained at the level the dues will permit. Any additions would require a large percentage of owners willing to approve more improvements along with an assessment or an increase in dues to pay for these added features.
 - Some owners have never lived in a condo or apartment before. Living here one will hear your upstairs, downstairs, and side neighbors as they live in their unit. Footsteps, TVs, loud conversations, things being dropped, kids being kids, furniture being moved, showers, toilets flushing, etc. can all be heard.
 - When an owner purchases a condo unit, the purchasing document shows which carport parking space (which is common area, exclusive use) is assigned to the condo unit. These carport spaces are not assigned by the Office. Townhome owners are assigned the parking space in their garage as well as any parking space in the driveway adjacent to their townhome (common area, exclusive use).
 - Condo owners only own one parking space. If owners have multiple vehicles, they may park their other vehicles in the common area parking spots for up to 96 hours before being required to move their vehicle.
 - The vehicle entry gate codes are for the use of vendors. Residents wishing to enter can purchase a gate clicker at the office. Another option would be to go to the visitor's gate, punch in your unit code which will send a call to the cell phone number on record, answer the phone, and authorize yourself to enter by dialing 9.

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 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 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 the Office at SSiiiOffice@gmail.com **1-805-488-8484**

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

On-site Customer Service

is available in 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