

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

July 2022



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **July 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 July 5th, to view the Agenda Items.

2022 BOARD DIRECTOR ELECTIONS

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

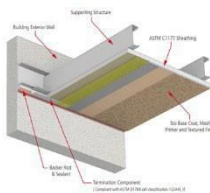
Board of Directors do not get paid or receive any reduction in their dues. You may direct any questions of Board member duties to Andy Santamaria, our president at a67sand@aol.com

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 **Noon 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.
- Currently, four nominations for the director position have been submitted.

BUILDING REPAIR STATUS



The Ceiling Replacement Project Plans have been completed and have been submitted to the City of Port Hueneme for plan check. Once the plans have been reviewed, any corrections made, resubmitted and approved, then the COA will send out bids for the project.

The Ceiling Reinforcement Project Plans are under design and once completed will be processed the same as the Ceiling Replacement Project.

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 8 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 – Feb	Gallons – Mar	Gallons – Apr	Gallons – May
1	96,492	103,972	158,576	138,380
2	65,824	57,596	70,312	62,832
3	144,364	136,884	163,812	89,012
4	74,052	69,564	85,272	63,580
5	36,652	38,148	46,376	44,132
6	40,392	34,408	47,872	37,400
7	86,768	42,636	60,588	59,840
8	60,588	51,612	57,596	50,116

Town home water use for the 51 town homes: 14 town homes used less than 1,500 gallons; 11 town homes used between 1,500 gallons to 3,000 gallons; 22 town homes used between 3,000 gallons to 6,000 gallons; and 4 town homes used between 6,000 gallons and 10,000 gallons.

TURTLE MIGRATION



It appears that turtles are entering the Surfside III complex to lay their eggs. Several sightings have been made in the past two weeks. Turtles come from the channel, crawl under the fence to find a nice place to lay their eggs. Once the task is done, they return to the channel. Depending on the weather, the eggs will hatch in three to four months.

Please do not disturb the turtles, their nests, or their eggs,

WATER USE REDUCTION



CALIFORNIA IS IN A CONTINUING DROUGHT

All Port Hueneme Residents, Businesses, and Organizations (including HOAs) are required to follow mandatory **Level 2 water conservation measures, including watering schedules.**

Water Conservation Ordinance 698

Weekly Watering Schedule

**April through October
Wednesday and Saturday**

**November through March
Wednesday**

No watering between 9 a.m. and 5 p.m.

Please run sprinklers for a maximum of 15 minutes

Reminder:
Sprinklers must be turned off for 48 hours after it rains.

Apply for water-efficient device rebates at bewaterwise.com[®] and visit saveourwater.com for water saving tips!

VEHICLE PARKING IN THE COMPLEX

Each unit is assigned one dedicated parking spot. Common area parking spots, which are owned by all owners, are on a first come, first serve basis and vehicles can park in the same spot for **96 consecutive hours before being subject to being tagged and towed.**

Why have this rule? It appears that previous owners/residents who still have clickers or who follow vehicles in or strangers having no affiliation with the COA, have been using Surfside III as a parking lot for their extra vehicles.



Some owners believe they can take possession of a particular common area parking spot and do not want others to have the opportunity to park in “their” parking spot.

To provide more parking spaces for residents’ use and to give everyone a fair chance to enjoy all the parking spaces, the COA is marking vehicle tires parked in common areas on Mondays and placing notices on the vehicles stating that the vehicles found parked in the same spot on the following Friday will be towed.

This action seems to be encouraging residents to stop parking in one spot all the time and is also removing unauthorized or abandoned vehicles.

If residents are going on a vacation, please let the office know and arrangements can be made so that their vehicles can park in one spot for longer than 96 hours.

SHOWER MIXING VALVE ISSUE

Shower mixing valves will not last forever. Another **flooding incident** has occurred, where the mixing valve (which was installed when the building was built over 40 years ago) malfunctioned and allowed water to leak to the unit below.



The **owner is responsible for all repair costs.** This is one maintenance item all residents should be aware of.

The mixing valve is seen located between the shower head and bathtub faucet spout.

DROUGHT TOLERANT LANDSCAPING PLAN



We, who have lived in California for many years have gone through the cycle of lack of enough water to irrigate our lawns daily. This year brings another, more grave notice of our water resources at their lowest level to date. An example is Lake Mead.

We need to be **proactive and have a plan** in place in case we are faced with our current green landscaping not being able to survive in the long run with the amount of water needed and available.

A volunteer committee is being formed to create a plan to have landscaping, here at Surfside III COA that would meet the possible lack of enough water to keep our current landscaping.

If you would like to be part of this committee, please send your desire and contact information to surfsideiiiLya@gmail.com. Hopefully we can get this committee off and running by July 15th.

FOURTH OF JULY CELEBRATION



May result in extreme fear in your pets.



For those who are recent Surfside III residents with pets, **please be aware** that **ILLEGAL FIREWORKS**, and other forms of loud celebratory sounds may be occurring before, during and after the Fourth of July.

The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where persons sometimes light up illegal fireworks.

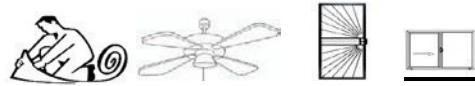


The fine for possession, sales, and setting off illegal fireworks starts at \$1,000 and may result in arrest.

The City of Port Hueneme is asking for help by talking to your neighbors and sharing this message with family and friends.

You can email or call in your complaints regarding illegal fireworks to: fireworks@cityofporthueneme.org or by calling 805-986-6539.

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 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