

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
August 2022

Edited by: Lya Findel
6 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

On August 13, 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 September 7th, to view the Agenda Items.

2022 BOARD DIRECTOR ELECTIONS

The Surfside III Board of Directors is composed of five owners who have been elected to that position. AB502 allows the Board of Directors to seat owners on the Board who have submitted their nomination forms without having an election if the number of nominations equals the number of vacancies. There were five nominations submitted and there are five pending vacancies.

The Board will consider seating Lya Findel, Barbara Lopez, Bruce Kulpa, Bruce Spradlin and Andy Santamaria as Board Directors by acclamation without balloting on October 8, 2022.

BUILDING REPAIR STATUS

The **Ceiling Replacement Project** bids have been sent to contractors. Once the bids are received and reviewed, the Board will discuss the item at an Executive Board Meeting. At that time the Board may award the project. The details of the award will be made known at a subsequent Open Board Meeting.

Building 3 – third floor owners should be prepared to remove their balcony contents very soon. Once the contract is awarded and the contractor schedule is approved, the third-floor owners and residents will be notified of the project start date.

The design for the **Ceiling Replacement Project** is being worked on.

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 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 – Mar	Gallons – Apr	Gallons – May	Gallons – June
1	103,972	158,576	138,380	169,048
2	57,596	70,312	62,832	73,304
3	136,884	163,812	89,012	61,336
4	69,564	85,272	63,580	67,320
5	38,148	46,376	44,132	62,084
6	34,408	47,872	37,400	42,636
7	42,636	60,588	59,840	58,344
8	51,612	57,596	50,116	121,176

Town home water use for the 51 town homes: 13 town homes used less than 1,500 gallons; 10 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; and 12 town homes used between 6,000 gallons and 10,000 gallons, and 2 town home used over 10,000 gallons.

TOILET FLUSH VOLUME

Toilets that were manufactured **prior to 1994** all use **3.5 gallons** of water per flush. Low flow toilets use **1.6 gallons per flush**.



Water usage is an issue we all need to address. Please take a moment to check if your toilet is a low flow toilet. The date the unit was manufactured appears under the lid.

If you choose not to replace your toilet there are easy methods, you can find online that you could follow to lessen the amount of water flowing from the tank.

DROUGHT PLANNING COMMITTEE

The Board will review the charter and associated information of the Drought Planning Committee at the August 13, 2022, Board meeting. This committee will address the effects of the drought and the resulting restricted irrigation limits on the Surfside III current landscaping. If you wish further information on this committee, please email Lya Findel, Director, at surfsideiiilya@gmail.com.

EFFECTS OF DROUGHT

Lake Mead



Lake Oroville



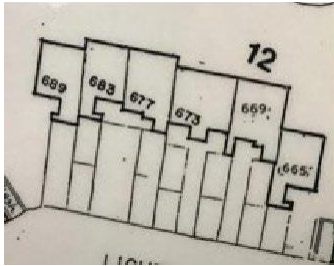
BUILDING 8 WATER HEATER



The 17-year-old water heater in Building 8 was recently replaced since it malfunctioned.

The practice has been to keep one new condo building water heater in the Clubhouse as a “just in case”. And that is what occurred. There were no commercial water heaters available at the time the water heater failed. This meant that Building 8 residents would only be able to use hot water from one water heater (each condo building has two water heaters). At present, the additional water heater that was ordered has not been delivered.

CONDO RAIL PAINTING



Building 12 (town home 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.

DAMAGED BALCONIES

If your balcony deck is damaged, please contact the Office at **805-488-8484** so that it can be repaired.



OWNERS' CORNER



RIDE FOR THE RED

Benefiting Service to the Armed Forces

November 12, 2022



Looking for cyclists, teams, volunteers, sponsors, and in-kind donations.

Military and Vets only \$10

Email Di@DKKDstaffing.com

VFW on Surfside is a rest stop for the event that starts and stops in Camarillo

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 our Customer Service Representative at 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:**

surfsideiii.org or www.surfsideiii.com

and on the Clubhouse Bulletin Board

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

On-site Customer Service Representative:

Is available in the Clubhouse Office

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