

SURFSIDE III COA 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
September 2022

Edited by: Lya Findel
8 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

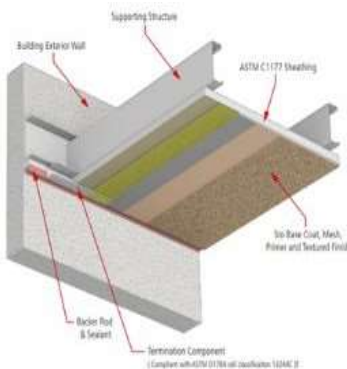
The next Board meeting will be held **September 10, 2022**, starting at **10:00 am. PLEASE CALL 1-844-854-2222 (Toll Free) Access Code = 822680#**
Please go to either of our websites: www.surfsideiii.com or surfsideiii.org and look under Meeting Minutes, after September 6th, to view the Agenda Items.

2022 BOARD DIRECTOR ELECTIONS



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.

CEILING REPLACEMENT PROJECT STATUS



At the August 20, 2022, Virtual Executive Board Meeting, the Board awarded SWS Construction the Ceiling Replacement Project at their bid price of \$37,555.00.

Four bids were received with the range of bids being between \$37,555.00 and \$128,250.00. Two bids were disqualified: one for not submitting their bid within the bid deadline and the other for not participating in the Zoom bid interviews.

The next step is for the submittal of insurance documentation and contract finalization. A Notice to Proceed can then be issued.

Discussions with SWS will be held to determine construction laydown area (most likely the Clubhouse parking lot), hours of construction (most likely work will begin at 7:00 am), and preparation of third floor balconies (removal of contents).

SWS Construction has scheduled the start of this project for September 12th.

Building 3, third floor residents, will be notified of pending actions.

The cost of this project will be paid for by existing operating funds.

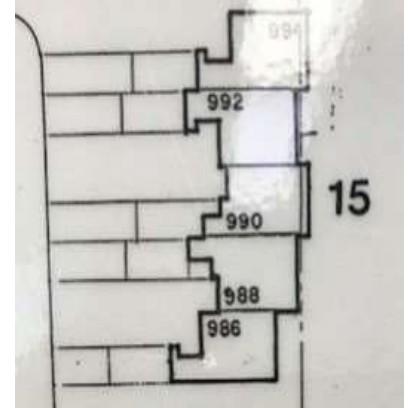
CEILING REINFORCEMENT PROJECT

The plans for this project are in the last modification stage. This project will affect all unit balconies plus building walkways. It should be expected that balcony contents will need to be removed prior to construction.

CONDO RAIL PAINTING

Lighthouse Way, building 15 (town home rails, fences, and gates are now being painted.) Please remove all lattices and screens that are attached to the gates, fences, and rails. Please move all personal contents and landscaping at least 2 feet away from these structures.

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



CLUBHOUSE ATTENDANT SCHEDULE CHANGE

Starting Tuesday, September 6th, the day after Labor Day:

Attendant on-site hours: Monday through Friday 5 p.m. to 8:45 p.m.
Saturdays & Sundays 12 noon to 8:45 p.m.

Residents wishing to check out equipment for, the pool table, ping pong or foosball: **Monday through Friday** before 5 pm go to the Office. After 5pm attendant will be on site until 8:45 pm.

Saturdays and Sundays: attendant will be onsite from noon to 8:45 p.m.

No access to equipment is available before noon on weekends since the office is closed.



PALM TREE

A palm tree next to building 8 fell due to unknown reasons. It was removed within a day.



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 – Apr	Gallons – May	Gallons – June	Gallons – July
1	158,576	138,380	169,048	143,616
2	70,312	62,832	73,304	65,824
3	163,812	89,012	61,336	58,344
4	85,272	63,580	67,320	53,856
5	46,376	44,132	62,084	46,376
6	47,872	37,400	42,636	34,408
7	60,588	59,840	58,344	66,572
8	57,596	50,116	121,176	88,264

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

TOILET FLUSH STANDARDS

As stated in last month's Surfside III newsletter the Federal Standard per flush is 1.6 gallons. In California the efficiency standard is 1.28 gallons per flush. See "Owners' Corner" for more detailed information.

WATER DAMAGE

One of the costliest repairs that owners face is the repair of their unit and the repair of other units due to water malfunctions.

Condo owners, especially on the second and third floors, need to be aware of some of the issues that may occur that can cause damage.

Some mechanical malfunctions that occur are:

- washing machine and toilet water lines breaking due to age and use.
- shower mixing valves failing
- tub diverter valves failing
- garbage disposer base corroding
- allowing slow dripping water to accumulate under the sink
- bathroom and kitchen faucet connections failing
- toilet wax rings between the toilet and the floor breaking down and leaking

Human errors also allow water damage to occur such as allowing a three-year old child to play in the kitchen sink without supervision and having the child turn on the faucet and cover the drain allowing water to overflow onto the unit's floor, flooding the unit below and causing extensive damage (yes, that happened here). Forgetting that you've turned on the water in the sink or in the tub causing water to overflow and soak your floor.

Most likely, if sufficient water is allowed on the floor of a second or third floor condo unit, damage to the units below will occur. In some circumstances, the adjoining units may also be damaged.

WATER SAVING HINTS

Wash your fruits and vegetables in a pan of water instead of running water from the tap.

If your shower fills a one-gallon bucket in less than 20 seconds, replace the showerhead with a water- efficient model.

Put food coloring in your toilet tank. If it seeps into the toilet bowl without flushing, you have a leak. Fixing it can save up to 1,000 gallons a month.

Turn off the water while you shave and/or brushing your teeth you save up to 300 gallons a month.

Stop using your garbage disposal.

Shorten your shower by a minute or two and you'll save up to 150 gallons per month.

Designate one glass for your drinking water each day or refill a water bottle. This will cut down on the number of glasses to wash.

Look and listen for dripping faucets. Fixing a leak can save 300 gallons a month or more.

Make sure there are water-saving aerators on all your faucets.

Turn off the water while you wash your hair to save up to 150 gallons a month.

PET WALKERS



Bring along water that you've collected from rinsing your fruits and vegetables and water our thirsty trees and bushes. **Even if you don't have a pet, you could make this a habit when you go outside and walk our beautiful grounds.**

CHECKS TAKEN AND ALTERED

Are envelopes being taken from the Surfside III mailboxes, from the main Oxnard Post Office, or from some other location?

Two Surfside III residents have reported similar events regarding notifications from their banks asking if they were the creators of one of their checks.

Both residents mailed their check payments at two different Surfside III mailbox stations on different days. One was to Lordon and the other was to Visa. It appears that the envelopes containing the check payments were intercepted, the checks were altered to reflect a new payee and payment amount, and then the checks were presented at a bank to be cashed. Because the checks were written for large amounts, the bank confiscated the checks and stopped payment.

COMMON AREA PARKING

Thank you to the residents who comply with the maximum 96-hour parking rule and move their vehicles. On average, tires on 105 vehicles parked in the common area parking lots on Mondays are marked. By Friday, there are only one or two vehicles that need to be towed. This parking monitoring has substantially reduced the number of vehicles that are being parked here by persons not authorized to park here which then leaves more parking available for legitimate parking.

OWNERS CORNER

This month 2 letters from different homeowners were submitted.

I found different info (more restrictive) from what the newsletter cited. Perhaps a continuation of the **Toilet Flush Volume** topic next month would be helpful to all.

I found the following for California, on Google Q/A:

" Under the new mandatory standards, even more efficient than the EPA's voluntary ones, **toilets sold in the state can't use more than 1.28 gallons per flush. Current low flow toilets use 1.6 gallons.** For faucets, ones in the bathroom will be cut to 1.2 gallons per minute, the current standard is 2.2 gallons. Apr 8, 2015" (*text in bold is my mark-u for emphasis*)

The blurb above is consistent with what I researched earlier this year in preparation for toilet replacement. Existing toilet dates from a 2009 installation by prior owner and already meets the 1.6gallon flush-limit that existed when she occupied the unit. I found earlier this year that toilet models designed for a 1.28 gallon-per-flush are readily available within the marketplace. It's just a matter of filling out the requisite City Permit Application and hiring a plumber, plus selecting the best model for my bathroom floorplan and existing plumbing setup.

Now, I am not suggesting that every Surfsider needs to rip out a 1.6-gallon toilet, if that is what they have, and then replace it with a 1.28-gallon model. But if an existing toilet is an older design that uses several gallons of water with each flush, then readers of our newsletter are not served well by content stating that 1.6-gallon is now standard in California. That is outdated information. For any installation now contemplated, 1.28-gallon maximum per flush is required. A permit from the City of Port Hueneme will no doubt demand that level of water conservation (efficiency).

Also, a note that might be helpful to future newsletter readers is the following: if/when applying for a toilet installation permit from the city, Surfsiders must be prepared to self-certify that both smoke alarms and carbon dioxide alarms are installed in conformance with the published standards for those devices within residences. Conformance may seem redundant: a 2nd smoke alarm placed in close vicinity to the first (one in bedroom, the other in hallway).

For a condo without a hallway, a single smoke alarm is ok but if redundant alarms are installed, the informal advice I got is to make sure the two devices are separated by more than four feet, or their electronics may interfere with each other. Maybe an electrician can comment further; I am only passing on what I was told recently by a multi-trade handyman. Once an owner has self-certified, approval of a toilet installation application should be handled promptly by the city, as long as the model to be installed is indeed designed for a 1.28-gallon flush; not for the higher-volume flush the current newsletter mentions as 'low-flow'.

Hello Neighbors,

Would anybody be interested in getting involved in a community art/painting project?

In our Clubhouse, none of the planters with potted plants match, and I think the pool area could use some color to liven things up.

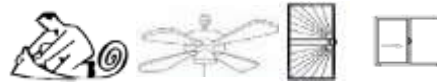
If you are interested, please feel free to email me and I will gather names to present to the Surfside III Board of Directors.

Thanks,

Di@DKKDstaffing.com

805-236-3793

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.

Drought Tolerant Landscaping Committee – Establish a drought tolerant landscaping design plan for the entire Surfside III COA.

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