

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
October 2022

Edited by: Lya Findel
11 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **October 8, 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 October 4th, to view the Agenda Items.

ANNUAL (VIRTUAL) MEETING

The Annual (Virtual) Meeting will be held October 8, 2022, at 10:00 am.

PLEASE CALL 1-844-854-2222 (Toll Free)

Access Code = 822680#

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, Bruce Kulpa, Barbara Lopez, Andy Santamaria, and Bruce Spradlin as Board Directors by acclamation without balloting on October 8, 2022.

AGENDA

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation – No ballots required this year
- f) Results of the Election – Board will seat the five owners (listed above) by acclamation
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

DIRECTOR DEPARTURE

The Surfside III community and the Board would like to wish Carol Falin the best at her new home out of state. Carol started living in the COA in January 2016 and became a board member in December 2018. Her last board position was as Treasurer. We thank her for her service to our community.

"I would like to thank Surfside III for allowing me to be a part of the COA board. I would like to thank

the board members I have served with for their support, discussion and working together to make the best decisions for Surfside III. I may not have always agreed but, I feel the association is better when we look and explore more than one answer to a problem. I wish only the best for Surfside III and will always remember my time in the beautiful community.

*Respectfully,
Carol Falin”*

CEILING REPLACEMENT PROJECT STATUS



Ceiling Panels being Installed

The \$37,555.00 Ceiling Replacement Project is under construction.

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

CEILING REINFORCEMENT PROJECT

The plans for this project continue to be worked on. During the project plan design, the concept may be changing in that the townhomes may not need ceiling reinforcement due to the support parameters and construction layout of the balconies.

CONDO RAIL PAINTING

The townhome rails, fences and gates have been painted. The painting crew will now focus on the walkway and stair rails of the condo buildings that still require painting. Building 3 rails will be painted after construction has ended.

Any townhome structure that was not painted due to interference by landscaping or attachments made by the residents and that were not removed in the scheduled time period will be painted at a later date.

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

LOST CHECKS

In the previous Newsletter, it was noted that some mail containing checks had been reported missing. In checking with the US Post Office on Pleasant Valley Road, it appears that mail that had been sent to the main Oxnard Post Office on Gonzales Road had been taken from the loading dock while awaiting delivery to the mail distribution center.

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 – May	Gallons – June	Gallons – July	Gallons – Aug
1	138,380	169,048	143,616	136,884
2	62,832	73,304	65,824	63,580
3	89,012	61,336	58,344	86,768
4	63,580	67,320	53,856	57,596
5	44,132	62,084	46,376	47,124
6	37,400	42,636	34,408	53,108
7	59,840	58,344	66,572	54,604
8	50,116	121,176	88,264	97,240

Town home water use for the 51 town homes: 13 town homes used less than 1,500 gallons; 11 town homes used between 1,500 gallons to 3,000 gallons; 16 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.

CARPORIT COVERS FOR BUILDINGS 3 AND 5



Damaged Building 5 Carport



Replacement of Building 5 Carport Panels



Replacement of Building 3 Carport Panels

YES, THERE ARE PIPES IN THE WALL



When working inside units, and you want to hang TVs, pictures, or other objects on the walls, please make sure that you test the area to make sure there are not any pipes or electrical conduits in that part of the wall.

BUILDING 4 ELEVATOR RIDE

Recently the elevator in Building 4 was producing a sudden deceleration upon reaching the third floor. Once it stopped, there was a loud clanking of metal under the floor. As it turns out, as explained by the elevator technician, the hot weather raised the temperature of the oil inside the elevator mechanism which allowed the elevator to produce a jerking effect upon reaching the third floor. All systems were checked, and corrections were made.

GUTTERS



The recent wind and rain affected one of the townhome gutters.

If residents see items that need maintenance, please contact the Office.

BALCONY FLOOR REPAIRS

There is an on-going effort to **repair major balcony floor damage**.

Once completed, then minor cracks on other balcony floors will be repaired.

If your unit is in need of balcony floor repairs like the one shown, please contact the Office at 805-488-8484 or send an email to ssiiioffice@gmail.com.



2023 BUDGET

At the September 10, 2022, Board Meeting, the Board approved the 2023 Budget of \$1,868,988.00 (which is available for viewing at both of the COA's websites). This budget will increase the existing \$489/unit/month assessment to **\$498/unit/month**. This \$9/month/unit increase is a 2% increase from last year's assessment. The additional amount provided to the Reserves is \$6 and \$3 to the operating fund.

The breakdown of monthly expenses per owner is as follows:

Insurance	\$61
Maintenance	\$38
Contracted Services	\$37
Staff	\$42
Administrative	\$20
Taxes	\$5
Loan	\$152
Reserves	\$149
<u>Total</u>	<u>\$504</u>

Other income \$6

Assessment/month \$498

SURVEY ON THE USE OF DOORBELL AND OTHER PRIVATE CAMERAS

It has been noted that owners are installing doorbell and other cameras on their units' doors or on the stucco walls adjacent to the entrances. Owners have also installed cameras on the townhome garages, back patios, and balconies.

The reason for this action is stated as being for security purposes. Cameras have not been spotted that directly point into other units' interior spaces.

As these cameras are being installed, some other owners have voiced some concerns about these cameras viewing their activity while on common ground.

The Board would like to know your opinion if future actions or restrictions should be implemented to restrict camera installations.

The Board will discuss this matter at the October 8th board meeting.

Please submit your comments to Lya Findel, Director, at SurfsideiiiSurvey@gmail.com by October 7th, so that your comments can be considered during the discussion.

CARBON MONOXIDE DETECTOR RECALL *announced 9/23/2022*



U.S. Consumer Product Safety Commission stated consumers should immediately stop using HECOPRO digital display carbon monoxide detectors: ASIN B07T66J7KJ because they can fail to warn about the presence of the dangerous gas. They are made of white plastic and measure approximately 4.1 by 1.8 by 4.1 inches.

BUILDING & SAFETY PERMIT REQUIREMENT

City of Port Hueneme Smoke Detector and Carbon Monoxide Self-Certification Forms require that an owner, agent or occupant certify that smoke alarms and carbon monoxide alarms are present and functional in the proper locations in a unit.

As the COA contractor was pulling the necessary construction permit with the City, the COA was informed that Smoke Detector and Carbon Monoxide Self-Certification Forms were required from the ten owners on the third-floor of Building 3 of the units adjacent to the Ceiling Replacement Project. All of these forms need to be submitted prior to the City giving final approval of the project. So far, only four third-floor owners have submitted these forms.

Upon finding out of this requirement, the City was asked if the unit owners adjacent to the future Ceiling Reinforcement Project would also need to submit this form and the answer was yes. Since it takes time to coordinate this effort, the COA is asking that all 258 (minus the 10 that have already been requested to submit the forms) condo owners submit the form to the Board President at a67sand@aol.com or the form can be mailed to Surfside III, COA, 600 Sunfish Way, Port Hueneme, CA 93041 as soon as possible. A design decision is being made as to whether the townhome balcony ceilings will need to be reinforced. Therefore, townhome owners are not being requested to submit this form at this time.

Contact the **City of Port Hueneme at 805-986-6512** if you have any questions regarding this issue.



City of Port Hueneme

Smoke Detector and Carbon Monoxide Self-Certification

(Contractor or Owner must complete this form prior to final inspection)

Note: This Certification is only used when normal access to the interior of the dwelling by The City of Port Hueneme Building Inspector/ Official is not achieved during the course of Project construction. It is normally used for projects such as re-roofing, re-siding, patio covers, swimming pools and the like.

Project Address: _____

Property Owner: _____

I, the undersigned, hereby certify that I am the owner, agent or occupant of the above referenced property. I further certify that smoke alarms and carbon monoxide alarms are present and functional in all the following locations.

Read and initial each statement below to signify you understand or verify this information. (Note: Retrofitted smoke detectors may be battery operated.)

_____ **Smoke Alarms and Carbon Monoxide Alarm:** On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms or in each hallway outside of the rooms.

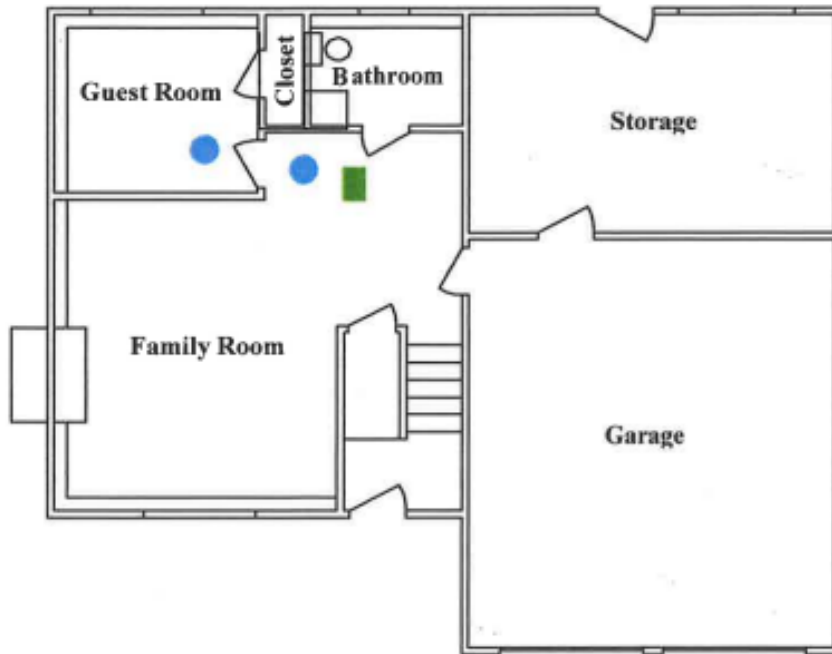
_____ **Smoke Alarms:** In each room used for sleeping purposes.

_____ **Smoke Alarm and Carbon Monoxide Alarm:** Are required on each level of the home.
(See reverse for sample illustrations)

Signature: _____ **Date:** _____

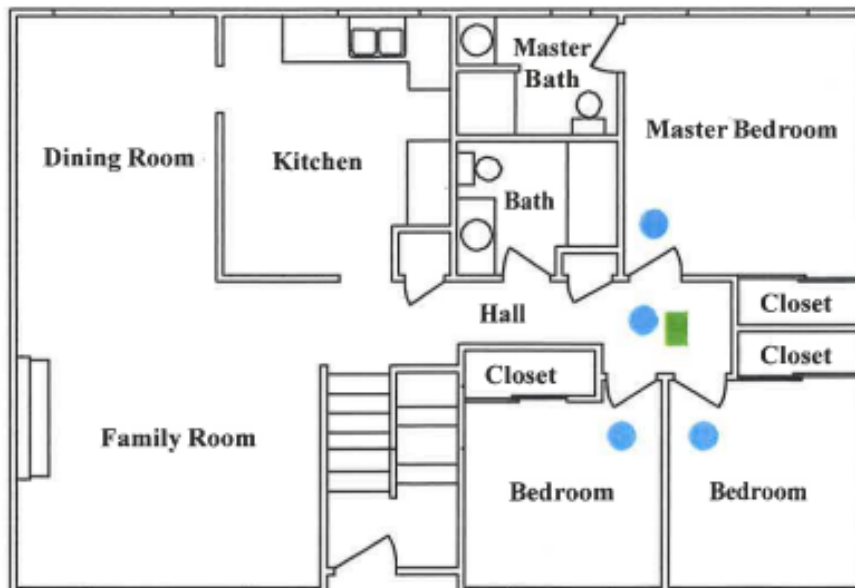
California Residential Code (CRC) Section R314.1, CRC R315.2 states in part that existing dwellings be "... retrofitted with smoke detectors and carbon monoxide detectors when a building permit is issued for, worked on or in a building that is valued at \$1,000 or more" CRC Section R314.3, CRC R315.3 defines required locations as indicated above.

SMOKE ALARM AND CARBON MONOXIDE ALARM LOCATIONS



FIRST FLOOR PLAN

● SMOKE ALARM ■ CARBON MONOXIDE ALARM



SECOND FLOOR PLAN

● SMOKE ALARM ■ CARBON MONOXIDE ALARM

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.

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

Member at Large: Bruce Kulpa bkulpa.surfsideiii@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