

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
December 2022

Edited by:
Lya Findel
7 Page Edition



NEXT BOARD MEETING WILL BE HELD VIA AUDIO CONFERENCE

The next Board meeting will be held **December 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 December 6th, to view the Agenda Items.

END OF YEAR

The Board of Directors and the Surfside III staff wish all the owners and residents the best this holiday season and a Happy New Year for 2023.

BOARD MEETING PROCESS



At the 12.10.2022 Board Meeting, the Board will discuss the options available to meet the new: Civil Code 4090 requirements of:

- in-person,
- hybrid,
- and virtual Open Meetings.

Part of this Code states, "The notice of the teleconference meeting shall identify at least one physical location so that members of the association may attend, and at least one director or a person designated by the board shall be present at that location. Participation of directors in a teleconference meeting constitutes presence at that meeting as long as all directors participating are able to hear one another, as well as members of the association speaking on matters before the board.

CEILING REINFORCEMENT PROJECT

On November 12, 2022, the Board approved the plans for this project, which have been reviewed by the City. The plans will include ceiling reinforcement for the condo balconies and walkways only. It was determined that the townhome balconies did not require further reinforcement.

The bids will be sent out to qualified contractors by early December. After the bids are received, the Board will review the bids, and if appropriate, will award a contract.

The Board will also discuss a resolution which will allow a Special Assessment (amount unknown at this time) to be processed.

RULES AND REGULATIONS

On November 12, 2022, the Board approved the final version of the updated Rules and Regulations. A hard copy of the Rules and Regulations has been sent to the billing address of all owners. The Rules and Regulations are available for viewing on www.surfsideiii.com and surfside.org.

CONDO RAIL PAINTING

The townhome rails, fences and gates have been painted. The condo building balcony rails have been painted. Painting will continue on the condo building walkway rails that have not been painted.

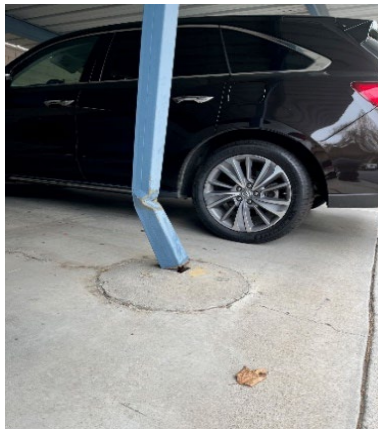
If it is too windy, hot or cold or if there is dampness, the painting for that day will be rescheduled.

REPAIRS

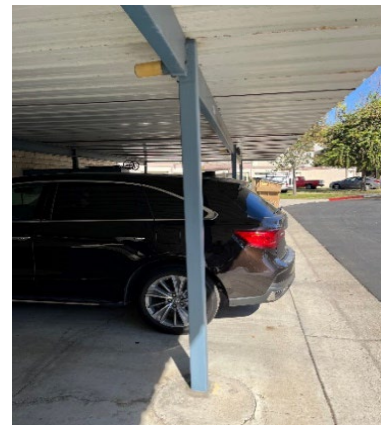
Several repairs have been completed this month.

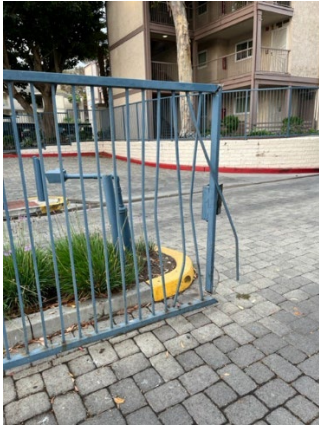


The handrail at Building 7 has been fixed.



The carport adjacent to Building 8 has been replaced.





Before



After (all gates were painted too)



New water heater for Building 3 which replaced a 17-year- old water heater.

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 – July	Gallons – Aug	Gallons – Sept	Gallons – Oct
1	143,616	136,884	134,640	126,412
2	65,824	63,580	47,124	53,856
3	58,344	86,768	68,816	68,068
4	53,856	57,596	41,888	44,880
5	46,376	47,124	38,896	36,652
6	34,408	53,108	47,124	47,124
7	66,572	54,604	50,116	51,612
8	88,264	97,240	43,384	46,376

Town home water use for the 51 town homes: 17 town homes used less than 1,500 gallons; 10 town homes used between 1,500 gallons to 3,000 gallons; 17 town homes used between 3,000 gallons to 6,000 gallons; 6 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

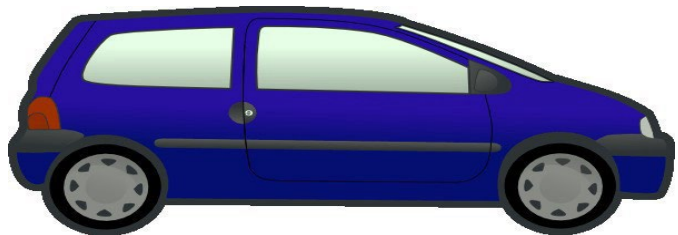
ELIMINATING THEFT OPPORTUNITIES

There are people who do their daily and holiday shopping outside your front door and from inside your vehicle!



Do not have packages left outside your front door. **Always require a signature** for delivery for items you order. If you're expecting a gift from someone, be sure to ask them to require a signature for delivery.

To avoid your vehicle being broken into **lock your vehicle** and be sure to **remove anything from view** that might entice someone to break in. Leaving anything of value in your vehicle, be it in view or in the trunk is never a good idea.



If you become a victim of a theft or break in, be sure to **report the crime to both our on-site office** either by calling **805-488-8484** or emailing the office at: SSiiiOffice@gmail.com and contacting the **police department** at **805-986-6538**

HOLIDAY DECORATIONS



Residents are reminded that strings of holiday lights and decorations may be strung around/through the condo and/or townhome patio fences using plastic ties, but they will need to be removed by **January 8, 2023**.

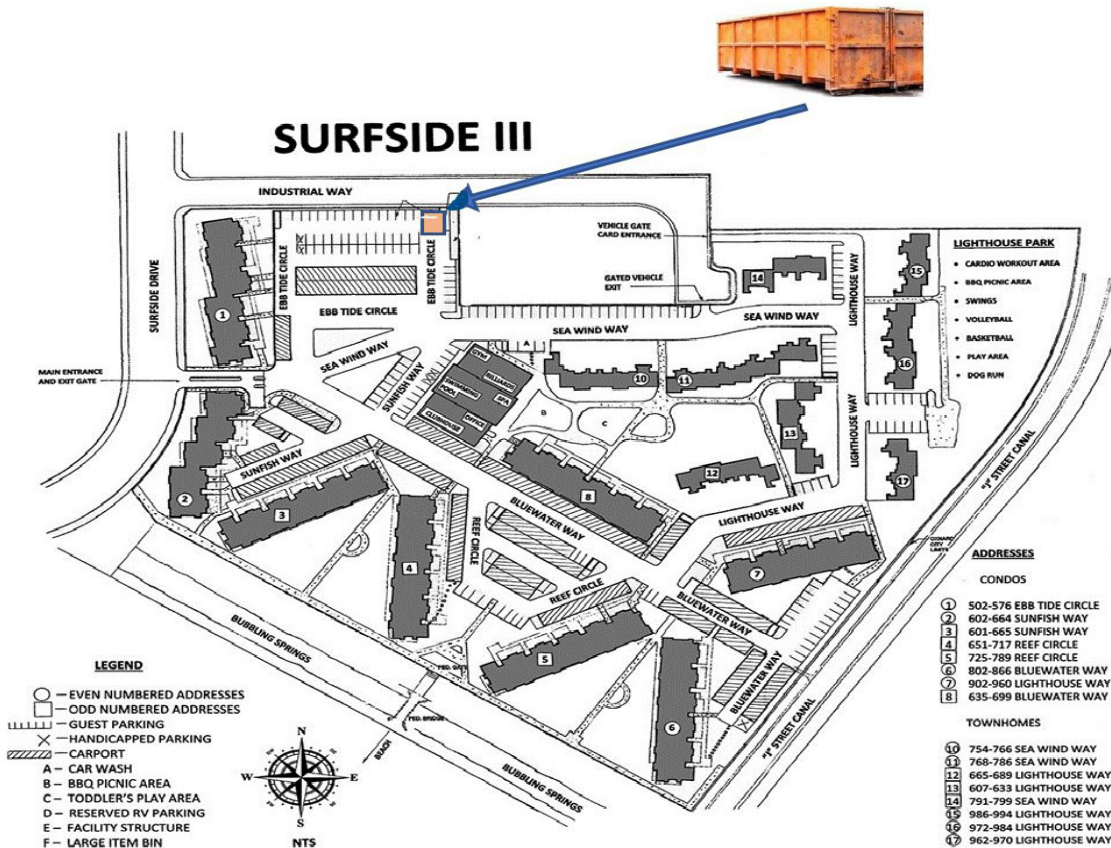


DO NOT USE the small bins for



disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



COMMITTEES:

Surfside III COA previously established committees are listed on both websites. If you are interested in any of the committees listed, please check with the office as to their status.

ARCHITECTURAL MODIFICATION requiring Board of Directors application approval:



Remodeling, updating, 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. The application form, along with entire list requiring architectural approval are available on both websites and from our onsite office.

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.

ARCHITECTURAL APPLICATION REVIEW TIMELINE:

Architectural Applications will be reviewed and acted upon at the monthly COA Board meeting if the application is submitted **prior to 8 days before the scheduled meeting.**

Exceptions to this application timeline are: Sliding glass doors, Window installation, Installation of floors over approved underlayment for the 2nd and 3rd floor condo units and installation of approved security/screen doors which the Unit Modification Committee, currently comprised of two Directors who are authorized to approve/ deny those items without waiting for the next scheduled 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 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

Purchase of gate responder, keycard for accessing the Clubhouse, and the Master key to pedestrian gates, gym room and elevators may be purchased during office hours.

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: Lya Findel surfsideiiiLya@gmail.com

Treasurer: Bruce Kulpa bkulpa.surfsideiii@gmail.com

Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Bruce Spradlin busprad@yahoo.com

After hours - NON-LIFE THREATENING - campus property emergency numbers:

1-800-729-5673 or 1-818-707-0200 or 1-626-967-7921