

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
January 2023

Edited by:
Lya Findel
6 Page Edition

Surfside III Condominium Owners' Association, Inc.

OPEN BOARD MEETING will be held on:

Saturday, JANUARY 14, 2023 @ 10:00 am

AS A HYBRID MEETING

PHYSICAL LOCATION: In the **Clubhouse at 600 Sunfish Way**, Port Hueneme and simultaneously via

AUDIO CONNECTION: 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 January 10th, to view the Agenda Items

CEILING REINFORCEMENT PROJECT

The Ceiling Reinforcement Project bids have been sent to contractors and the bid deadline is January 6, 2023. The architect will review the bids and provide a recommendation to the Board.

The bid amount plus design fees, permit fees, contingency costs, etc. will be added together. The sum (minus any operating fund contribution) will be the Special Assessment amount that will need to be borrowed from the Reserve Fund.

The Board will then pass a Resolution approving the Special Assessment and the award of project.

Owners will be billed once a month for twelve months for 1/309th of the Special Assessment.

The construction schedule will be distributed once it is known. All items on the condo balconies will need to be removed to provide construction room for the crews. Notices will be sent to each condo building resident to provide sufficient time to remove the items.

CONDO RAIL PAINTING

Painting will continue on the condo building walkway rails that have not been painted. If residents notice any rust on the previously painted railings, please contact the Office 805-488-8484.

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 – Aug	Gallons – Sept	Gallons – Oct	Gallons – Nov
1	136,884	134,640	126,412	122,672
2	63,580	47,124	53,856	57,596
3	86,768	68,816	68,068	59,092
4	57,596	41,888	44,880	45,628
5	47,124	38,896	36,652	45,628
6	53,108	47,124	47,124	35,904
7	54,604	50,116	51,612	61,336
8	97,240	43,384	46,376	50,116

Town home water use for the 51 town homes: 13 town homes used less than 1,500 gallons; 14 town homes used between 1,500 gallons to 3,000 gallons; 13 town homes used between 3,000 gallons to 6,000 gallons; 7 town homes used between 6,000 gallons and 10,000 gallons; and 4 town home used over 10,000 gallons.

ELEVATOR SERVICE

The elevators have a feature that turn it off when the elevator doors are blocked from closing or there is a power outage.

Placing packages or just holding the door open by placing your hand against the closing door frame does stop the door from closing normally. The elevator sensors register an issue with the door closing and will shut itself off to prevent damage to the elevator systems. The elevator will normally reset itself after a period and continue working. It will also go through this process when there is a power outage, such as happened recently in the southern part of Port Hueneme.

The COA has a service agreement with TKE Elevator Corporation which inspects and services the elevators. This agreement specifies that overtime charges will be invoiced if service is requested after five pm and on weekends and holidays.

When residents contact the Office to report that the elevators are not working, the maintenance supervisor will investigate. He can reset the elevator if there is no mechanical or electrical issue present. If he can't reset the elevator, a request is sent to TKE to send a technician the following working day.

There was a recent event whereby the Office did request service during off-time hours since the request was made at the end of the day. The invoice for this service was \$2,381. The technician wrote on the invoice, "Customer reported elevator not working. Technician found no fault. Elevator was running on arrival."

The office has no way of knowing that there is an issue with an elevator unless they are notified. The sooner the office finds out about the problem the sooner it can be repaired.

So, please contact the office immediately if you see that there is a problem in the proper functioning of the elevator and don't assume someone else reported it.

WASHING MACHINE HOSES

It is prudent for residents to check their washing machine hoses periodically to make sure that they are in good working condition. Recently, a resident's washing machine hose came loose while the machine was on and sprayed water unto the floor. Any damage caused to the unit or to other units and their contents is the responsibility of the unit owner.

VOLUNTEERS WANTED

If you'd like to combine your walking with volunteering, we have an activity that is a perfect fit!

We have 8 buildings here that average 30 units a building. The remaining units are the townhouses on Lighthouse Way and Seawind Way which we need to have flyers hung on their doorknobs.

This project is scheduled for any day (or days), of **your choice**, during the last 2 weeks of January.

Please contact me, Lya Findel at surfsideiiiiLya@gmail to volunteer and let me know how many of the 309 units you'd be able to undertake.

If you have a particular location, you'd like to handle I certainly will work with you to make that happen.

MARK YOUR 2023 CALENDARS:

Surfside III Condominium Owners' Association, Inc. 2023 Board of Directors Open Meetings are scheduled for the second Saturday of each month.

These meetings are for OWNERS ONLY – no renters or guests may attend.

January 14
February 11
March 11
April 8
May 13
June 10
July 8
August 12
September 9
October 14
November 11
December 9

Instructions on how to access the Open Sessions will be posted at the Clubhouse and will also appear in our monthly e-newsletter along with both our websites no later than 4 days prior to scheduled meeting.

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.**

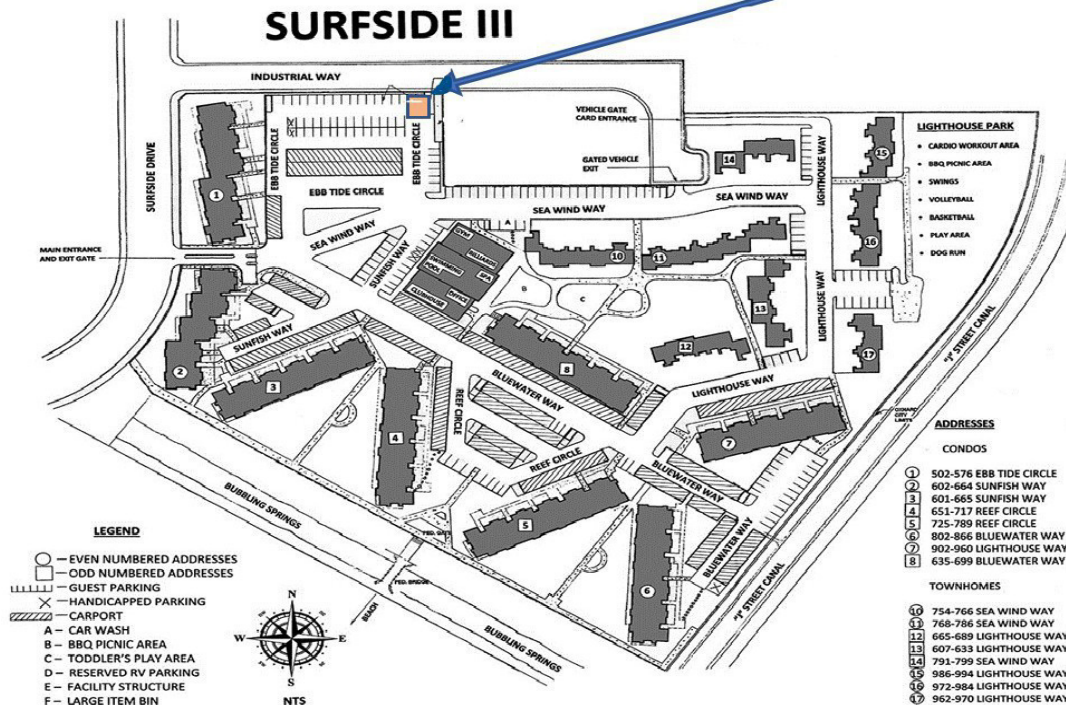


DO NOT USE the small bins for



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