

# 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](mailto:a67sand@aol.com)

Submission deadline for following month's edition is the 25<sup>th</sup> of this month.

Authored by:  
Andy Santamaria  
February 2023

Edited by:  
Lya Findel  
9 Pg. Edition

## Surfside III Condominium Owners' Association, Inc.

**OPEN BOARD MEETING** will be held on:

**Saturday, FEBRUARY 11, 2023 @ 10:00**

**and 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](http://www.surfsideiii.com) or [surfsideiii.org](http://surfsideiii.org) and look under Meeting Minutes, after February 7th, to view the Agenda Items

### **PROPERTY MANAGER**

Surfside III would like to welcome Monica Martinez as our new Property Manager. She will start work on January 30<sup>th</sup> and will be at the Clubhouse Office Monday through Friday 8 a.m. – 4:30 p.m. Stop by and get acquainted.

Special thanks go to Mary Grissinger who has staffed the Office these past nine months. She will soon be assisting in the coordination of the Ceiling Reinforcement Project notifications.

### **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 – Sept | Gallons – Oct | Gallons – Nov | Gallons – Dec |
|----------|----------------|---------------|---------------|---------------|
| 1        | 134,640        | 126,412       | 122,672       | 120,428       |
| 2        | 47,124         | 53,856        | 57,596        | 53,108        |
| 3        | 68,816         | 68,068        | 59,092        | 49,368        |
| 4        | 41,888         | 44,880        | 45,628        | 38,148        |
| 5        | 38,896         | 36,652        | 45,628        | 39,644        |
| 6        | 47,124         | 47,124        | 35,904        | 35,156        |
| 7        | 50,116         | 51,612        | 61,336        | 53,856        |
| 8        | 43,384         | 46,376        | 50,116        | 45,628        |

Town home water use for the 51 town homes: 16 town homes used less than 1,500 gallons; 15 town homes used between 1,500 gallons to 3,000 gallons; 10 town homes used between 3,000 gallons to 6,000 gallons; 7 town homes used between 6,000 gallons and 10,000 gallons; and 3 town home used over 10,000 gallons.



**RAIN AND WIND DAMAGE**





Earlier this month, during the heavy rains and strong winds, the tree by building 1 fell across Industrial Way damaging the COA wall and knocking down some electrical wires. This event caused a power outage to occur within the immediate area.

The wall repair will start the week of January 30<sup>th</sup>.

### **CONDO RAIL PAINTING**

The Condo Rail Painting will continue once the funding for the Ceiling Reinforcement Project has been determined. Most of the Reserve Funds will be committed to pay for the reinforcement project.

### **CEILING REINFORCEMENT PROJECT**

As of this date, three bids have been submitted for this project. Each bid is being reviewed since each contains different construction methods and some of the bids have excluded components of the project due to the uncertainty of costs and permitting requirements. The excluded components may need to be performed under a time and material contract or by another specialty contractor.

Being that the bids are not equal in content, discussions are being held with the firms to arrive at a working bid that will include all components.

It has been determined that the existing fire alarm conduit system located on some floors of the buildings will interfere with the installation of the wood support system. Will a new fire alarm system work best rather than installing the same type of system that exists now?

Ceiling vents will need to be installed at some locations. Being that buildings 1 and 3 have asbestos in the stucco, how much special containment work will be required during the vent installation?

A preliminary project cost based on some assumptions is that the project may cost approximately \$1.3 million dollars. Once the bids are made as equal as possible, then the bid amount may change.

### **PROJECT FUNDING OPTIONS**

The COA has \$670,000 in operating funds, \$848,000 in reserve funds and \$659,000 in CDs. The CDs mature in November 2023 so, if possible, the CDs will not be cashed so as not to lose the interest.

Using \$300,000 from the operating fund plus \$848,000 from the reserve fund provides \$1,148,000. The COA collects \$46,041/month to put in the reserve fund. This project is expected to take about five months to complete. In that time, the COA will have collected  $\$46,041 \times 5 = \$230,205$ . This amount added to \$1,148,000 would be \$1,378,205 which would cover the estimated project cost.

The amount transferred from the reserve account to the operations account would be about \$1.1 million dollars. This means that each owner would be issued a special assessment of approximately \$3,560. (This is not the official amount.)

The owners would be paying about \$139,000/month into the reserve account (\$46,041 plus \$92,700) which would be used on the other projects. Using all the reserve funds to pay for the project will limit the COA in its ability to perform other projects for a about half of 2023.

In discussions with Lordon Property Management, the assessment would be billed monthly.

If the assessment is to be paid in one year, then each month an additional \$297 would be included in the monthly bill. The Board will discuss the payment options with the attorney.

Other options are being explored such as starting the special assessment now and extending the collection of the funds for eighteen months to lower the monthly additional fee to be paid (\$198/month) and starting the project at the end of 2023. This would depend on the attorney's opinion regarding liability, the contractor extending his/her bid deadline (usually thirty days), and the weather at the end of the year.

Would it be better to obtain a three-year loan to lower the monthly fee to about \$99/month and pay the extra finance charges?

As the Board resolves these issues, the owners will be notified.

### **PROJECT SPECIFICS WE NOW KNOW**

The contractor's hours will be 7:00 am to 5:00 pm, Monday through Friday.

Contractors will establish the schedule for the timetable of work to commence on a specific building. Once that is established, owners will be notified when it is time to remove all their personal items from their balconies.

### **FURNACE INSTALLATIONS**

Each year, more and more owners are replacing their non-functional existing furnaces. An architectural application needs to be submitted and a City Permit is required.

### **96-HOUR PARKING ENFORCEMENT**



Now that the holiday period is over and most of the visitors have left, the 96-hour parking in one spot rule is being enforced. Normally, if there is no rain predicted, vehicles parked in the common and guest area parking lots, will have one or two of their tires marked with removable chalk. A companion mark is also made on the street so that one can see if the vehicle has been moved.

← The chalk marks will be similar to the ones in this photo.

A notice is then placed on the windshield of the vehicle. The tire markings are performed on Monday mornings. On the succeeding Friday, morning (after the passing of the 96 hours) any **vehicle that has not been moved will be towed.**

A young man, still unidentified, has gone around the parking lots and has removed some of the notices. If you park in the common areas, please be observant of the tire and street chalk marks which will indicate whether your vehicle has been parked in the same spot for 96 hours.

## **VEHICLES WITH EXPIRED LICENSE TAGS**

All vehicles parked in the COA complex must have proof of current vehicle registration. Registration is normally indicated by displaying current month and year tags on the rear license plates.

Vehicle's rear license plate must be easily visible for confirmation of current tags.  
If not, they will be tagged for towing, and it will be up to the vehicle's owner to present proof of registration to the Office.

Be sure you do not park your vehicles in such a manner, that the rear of your vehicle is touching the landscaping or a structure, so that the rear license tags are not visible.

## **RULES AND REGULATION ENFORCEMENT**

Rule enforcement will be a top priority this year.

Since Halloween, several residents have forgotten to follow the COA's Rules and Regulations. These rules can be viewed on both the COA's websites: [www.surfsideiii.com](http://www.surfsideiii.com) or [surfsideiii.org](http://surfsideiii.org).

## **LOCKED OUT OF UNIT?**

Occasionally, residents are locked out of their units by having the door close accidentally and having the automatic lock feature on. The residents then request that the Office staff open the door for them **if keys have been provided to the Office.**



There are several liability issues that the COA must address, such as:

- Is the person requesting that the unit door be opened, the resident?
- Can that person show ID indicating that he/she lives there?
- Is the person submitting the ID a former resident who wants to get into his/her former unit and has ID showing the unit address?
- Has a court document been issued that prohibits the person from entering the unit?
- Has there been a domestic disturbance whereby one resident has locked out another resident?

Each situation involving locked out residents will be handled specifically by staff during working hours which are 8 a.m.- 4:30 p.m. M-F. The office is closed on the weekends.

Based on staff's familiarity with the resident and their situation, staff may provide unit entry after review of the situation.

To minimize COA liability, locked out residents can contact a locksmith who will then be able to provide unit access.

## **HOLIDAY DECORATIONS**

All holiday decorations were to be removed by January 8, 2023.

**No decorations of any kind are allowed to be wrapped or placed on the railings.**

## **GATE REMOTE**



The remotes sold at our onsite office require a 9 volt battery to operate. We recommend that you keep an extra battery in your vehicle

## PORT HUENEME COMMUNITY EVENTS

Participation in Teen Center in Port Hueneme is \$20 annually, **or free if requested**, members **ages 13-18** receive daily homework help, mentorship, enriching S.T.E.A.M. activities, physical and mental health activities, and fieldtrips, plus opportunities to build career skills, support with scholarship and college applications, and so much more! Contact: BGCOP at 805-815-4959

The Boys & Girls Clubs of Greater Oxnard and Port Hueneme and the City of Port Hueneme invite you to the

# Grand Opening

OF THE

## BOYS & GIRLS CLUB PORT HUENEME TEEN CENTER

AT THE ORVENE S. CARPENTER COMMUNITY CENTER

*Wednesday, February 1, 2023*

5:00 PM - 6:00 PM | 550 PARK AVE, PORT HUENEME



Refreshments & hors d'oeuvres  
Hear from city officials & Teen Center members

For questions, contact BGCOP at (805) 815-4959



**Come and Support our Troops!**



PERFORMING ARTS THEATRE BY THE BEACH  
*Oceanview Pavilion*  
WWW.OCEANVIEWPAVILION.COM  
HONORED TO PRESENT



# AIR NATIONAL GUARD

BAND OF THE WEST COAST



**FREE COMMUNITY EVENT**  
**FREE PARKING IN LOT B & E**  
**FEBRUARY 5TH 2023 2PM**  
CALL BOX OFFICE FOR TICKETS:  
**805-986-4818**  
**4 TICKETS PER HOUSEHOLD**



575 E. SURFSIDE DR. • PORT HUENEME, CA 93041  
WWW.OCEANVIEWPAVILION.COM



THE CITY OF PORT HUENEME'S

# 75TH ANNIVERSARY CELEBRATION PARADE & STREET FAIR



PARADE  
STARTS AT  
10 AM

## SATURDAY, MARCH 25, 2023

The Port Hueneme 75th Anniversary celebration will be kicked off by a parade on Surfside Drive, starting at Market St. & ending at Ocean View Dr. Join us at the end of the parade route for a street fair located at the Hueneme Beach Park!

Parade 10am – 11am | Street Fair 11am – 5pm **FREE ADMISSION!**

LIVE ENTERTAINMENT | CAR SHOW | POP-UP MUSEUM | KID ZONE | BEER GARDEN | FOOD TRUCKS

[WWW.CITYOFPORTHUENEME.ORG/75](http://WWW.CITYOFPORTHUENEME.ORG/75)

## 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 2<sup>nd</sup> and 3<sup>rd</sup> 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:

of any demolition or renovation activity and the associated disturbance of asbestos containing material. **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

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*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](http://surfsideiii.org) or [www.surfsideiii.com](http://www.surfsideiii.com)** and on the Clubhouse Bulletin Board.



**SURFSIDE III COA**  
600 Sunfish Way,  
PortHueneme, CA93041

**On-site Property Manager:**

**Monica Martinez**  
Is available in the Clubhouse Office

**Monday through Friday 8 a.m. to 4:30 p.m. 1-805-488-8484**  
[SSiiiOffice@gmail.com](mailto: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](mailto:manager@surfsideiii.com) 1-800-729-5673

**SURFSIDE III BOARD OF DIRECTORS**

**President:** Andy Santamaria [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)

**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

**Director:** Bruce Spradlin [busprad@yahoo.com](mailto: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**