

# 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  
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Edited by:  
Lya Findel  
10 Pg. Edition

## Surfside III Condominium Owners' Association, Inc.

### OPEN BOARD MEETING

will be held on: **Saturday, MARCH 11, 2023 @ 10:00am**

### 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 March 7th, to view the Agenda Items**



## 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 – Oct	Gallons – Nov	Gallons – Dec	Gallons – Jan
1	126,412	122,672	120,428	128,656
2	53,856	57,596	53,108	54,604
3	68,068	59,092	49,368	53,856
4	44,880	45,628	38,148	44,132
5	36,652	45,628	39,644	73,304
6	47,124	35,904	35,156	47,872
7	51,612	61,336	53,856	62,832
8	46,376	50,116	45,628	55,352

Town home water use for the 51 town homes: 13 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; 10 town homes used between 6,000 gallons and 10,000 gallons; and 3 town home used over 10,000 gallons.

## VEHICLE REGISTRATION

During the last vehicle license tag inspection of vehicles parked in driveways, carports, and common area parking spots, twenty-two vehicles were found with an expired registration. Notices were placed on these vehicles stating that they would be towed if current registration was not produced within a certain time frame.

Letters were also sent to the owners of the carports where the vehicles were parked informing them of the pending towing.

**The COA parking areas are meant for parking of vehicles, not for their storage.** Owners always have the option to store their vehicles at commercial lots set up for that purpose. Removing vehicles that do not have current registration from COA parking areas will increase the number of parking spots that are available to others in the COA.

## WALL REPAIRED

Boundary Wall on Industrial Way was damaged in the January wind and rainstorm.



As you can see below repairs have been completed.





## CEILING REINFORCEMENT PROJECT

Four contractors have submitted bids to install the ceiling reinforcement structures and to replace the identified damaged beams and posts.

As the existing fire conduits need to be removed to install the ceiling reinforcement structures, the fire alarm wires will be damaged and will need to be replaced either with a hard-wired conduit system or with a wireless fire alarm system. The wireless version appears to be about twice the cost as a hard-wired system and requires a monthly monitoring fee. One fire alarm company has submitted a bid that contains both options. There is an ongoing search for another fire alarm firm to submit a bid to do this work.

When a fire protection system is disabled, the Fire Department per the California Fire Code, may require that a "Fire Watch" be established.

*Pursuant to CFC §901.7 - Where a required fire protection system (such as a Fire Alarm System or Automatic Fire Sprinkler System) is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official (generally when systems are out of service for 4 or more hours), the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection is restored.*

Discussions will be held with the Fire Department and the fire alarm firm to see what requirements need to be adhered to.

As soon as an estimated cost of the project components is arrived at, the Board will discuss approving a Special Assessment and awarding projects to the qualified firms.

At this time, the start date of the project, which may last five months for the entire project, has not been determined.

## CEILING COLLAPSE – BUILDING 3 – THIRD FLOOR



On **March 13, 2022**, the third-floor ceiling of building 3 collapsed. The replacement of this ceiling has been completed and very soon the remaining condo building ceilings will be reinforced.



## **BOARD MEETINGS**

Surfside III COA is a corporation which is managed by five owner volunteers who have been elected to the director position. Once a month, there is an Executive and an Open board meeting where COA issues are discussed by the directors since directors can only speak in a group of three or more directors in a meeting.

The meetings are not conducted as a workshop where there is interaction between the owners and the directors. There is an Open Forum segment of the Open Meeting whereby owners can speak to the board for three minutes about COA issues. At the board's discretion, there may or may not be a reply at the meeting. If the question is not answered at the meeting, it will be answered after the meeting that day or soon after if further investigation is required.

## **MAINTENANCE and/or REPAIRS requests**

Presenting requests during the 3-minute Open Session of our monthly COA meeting may slow the process of getting these issues resolved since our Property Manager, Monica Martinez is the one who schedules, records, and handles maintenance and/or repair requests.

Our Property Manager, Monica Martinez can be contacted by:

- Calling 805-488-8484,
- Emailing [ssiiiOffice@gmail.com](mailto:ssiiiOffice@gmail.com)
- Filling out a Maintenance and/or Repair Request form available at:
  - On-site office
  - Either of our websites: [www.surfsideiii@gmail.com](http://www.surfsideiii@gmail.com) or [surfsideiii.org](http://surfsideiii.org)
  - Included in this e-Newsletter issue

## **PORT HUENEME GENERAL CITY ALERTS**

The City of Port Hueneme's website provides a service that notifies you of timely alerts, such as this one sent out on February 24, 2023, at 8 a.m.



"Hueneme Beach Pier Closure Feb 24, 2023 - City of Port Hueneme Facilities Department and the PHPD have closed down the Pier due to hazardous weather conditions. Pier will remain closed until further notice."

If you are interested in receiving alerts all you need to do is sign-up at: <https://www.ci.port-hueneme.ca.us/alertcenter.aspx>

## **DAYLIGHT SAVINGS TIME**

Daylight Savings Time starts March 12, 2023.

## **SURFSIDE III INFORMATION SHEET** – January 2023 edition

In the January e-Newsletter a request was made for volunteers to distribute our 2-sided Information sheet to all the units here at Surfside III.


Special **"thank you" to homeowner, Anders Lindborg** who delivered a flyer to each unit in our complex.

If for some reason you did not get the glossy card stock single page flyer it is available in the clubhouse, or you could download the flyer from our websites or from this month's e-Newsletter.

**SURFSIDE III INFORMATION SHEET - January 2023 Edition**

Surfside III COA monthly eNewsletter may be viewed on either of our websites:

[surfsideiii.org](http://surfsideiii.org) or [www.surfsideiii.com](http://www.surfsideiii.com)

 **No Smoking:** Whether it be tobacco, e-cigarettes, vaping, or any other alternative form of smoking is allowed in stairways, balconies, patios, breezeways, elevators, all indoor common areas, or within 25 feet of any entrance or playground areas. This does not apply to the interior of the residential unit

It is against the law to smoke Marijuana in any outdoor area.





Non-emergency construction & homeowner repairs are allowed **Monday through Saturday 8 a.m. to 7 p.m.** and **Sundays between 10 a.m. to 6 p.m.**



**10 MPH** is the **speed limit** in Surfside III



**Guest Vehicle Entrance** control service must be set-up with the **on-site office 805-488-8484**. Once that has been established, when your guests arrive at the Guest Entrance, they will call you using the speaker at the Guest Entrance. After you answer  you **must wait**  **3 seconds BEFORE you press "9"** which unlocks the gate. **After 10 seconds** the system **no longer accepts the "9"** command to open the gate. **Timing is very important** when using this remote service.



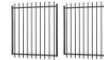
Vehicles left in **Guest Parking** for **more than 96 hours**  **will be towed at owner's expense** after notification is given.

Self service **car washing**



area is located next to the **Clubhouse on Seawind Way**.

Vehicles **EXITING** Surfside III must get **very close** to the **exit gate**



and **exit quickly** once it opens since it only **stays open for 7 seconds**.

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.



Package **deliveries cannot** be made to the office. If you want to play it safe, request that deliveries must be signed in order for their delivery. Surfside III COA cannot guarantee their safety if left outside your door.



Free Internet access in the Clubhouse.

**No Garage Sales** are permitted at any time, unless sponsored by the COA.



Locked storage rooms are for storage of bicycles only. No gasoline driven cycles of any type may be stored in these rooms. The COA holds no liability for theft or damage of bicycles in storage. The occupant assumes all risk. Space is limited to first come first served. Key is available in the on-site office.

**No one is allowed to be playing,** skateboarding, riding a scooter, etc. **in the roadways** or impede traffic in any manner.

Recreational areas are provided for all occupants. See the Surfside III map for those areas.



All dogs must be on a leash **held by a dog walker** when in the common areas.

Dogs are only allowed to run freely in the designated **"dog run"** area in **Lighthouse Park**.



**QUIET HOURS 10p.m.-7a.m.** **This includes any outside space – patios, balconies and all common area.** These hours are the same quiet hours enforced by the City of Port Hueneme police department.

**BALCONIES – WATER MUST NOT BE USED** to clean balcony.



**No carpeting is allowed on 2nd and 3rd floor** condo balconies.

**Pots must have water collection plates.**



Do not allow your dog to urinate on walls, posts, and/or in the planted area.


PLEASE



THANK YOU





 Rental units **may not be subleased** in whole or part. Violations may be assessed an initial fine of \$500.00 and every 30 days thereafter until violation is corrected after notification is given **after a Board Hearing**

**NO BBQs, fireplaces, firepits, heat lamps, gas, propane, charcoal, open flame or smokers or other heat producing devices,** including their fuel source may be used/stored on or in any owner's property including your **balcony, patio and/or driveway.**

**Community grills** are in the **Lighthouse Park** and **behind the Clubhouse**  
If you live in a townhouse check with the office if your unit is an exception to this rule.



BBQs along with bench seating **may be reserved** as **part of a party** at either gazebo by contacting the office.



Pest control personnel are onsite the **first 4 Mondays** of each month to deal with pest problems. Contact the office for proper forms which require your signature before entrance to your unit is permitted.



**Please do not leave your trash outside your door.**



**Double bag** to avoid spills on your way to trash areas.



If you live on the **2<sup>nd</sup> or 3<sup>rd</sup> floor of the Condos**, we ask that you **not run your washer and/or your dryer between 10p.m. to 8 a.m.**



Wooden fencing or balcony railings must **NEVER** be used for drying any items including wet suits or towels.



**Yes, we do have lost & found** items that have been turned into the front office. Please check with us for missing items.



It is recommended that you do not use garbage disposals for any food scraps, peels, eggshells etc. Owners are financially responsible for any plumbing damage to their or other units resulting from their usage.



If you find that you have **large items** that you wish to throw out, place them in the **large Commercial sized dumpster** located next to the RV parking on the far side of Ebbtide Circle. .

Toddler play area

● BBQ picnic areas

**Lighthouse Park is our large recreational area**

● Cardio workout area.

- Larger BBQ picnic area,
- Swings,
- Volleyball,
- Basketball,
- Play area
- Dog run.

● [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com)  
805-488-8484

January 2023 edition of this Information Flyer includes summary of some rules. Detailed legal version is available on our websites

**VIOLATIONS OF SURFSIDE III COA RULES MAY RESULT IN MONETARY FINES**

THE CITY OF PORT HUENEME'S

# 75TH ANNIVERSARY CELEBRATION PARADE & STREET FAIR



## 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:**

**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.

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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 Condominium Owners' Association

600 Sunfish Way, Port Hueneme, CA 93041

805-488-8484

[ssiiiOffice@gmail.com](mailto:ssiiiOffice@gmail.com)

## Maintenance and/or Repair Request

Help keep our community clean and safe! If you see a light that needs to be replaced or a crack in the sidewalk that might be dangerous, please complete this report and either drop it in the mail slot at the onsite office, email, or mail in your maintenance/repair request. **Including a photo would be very helpful.**

Let's work together to keep Surfside III a safe and wonderful place to live.

Sprinkler    Light    Crack in sidewalk    Gutter    Trash    Other

Location in need of attention:

If you wish to leave your personal information, we will notify you of the action taken.

Date \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_

Email address \_\_\_\_\_

Contact phone: \_\_\_\_\_

Date received in office

Date handled:

**SURFSIDE III COA**  
600 Sunfish Way,  
PortHueneme, CA 93041

**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 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**