

# 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  
April 2023

Edited by:  
Lya Findel  
8 Pg. Edition

## Surfside III Condominium Owners' Association, Inc.

### OPEN BOARD MEETING

will be held on: **Saturday, APRIL 8, 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 April 4th**, to view the Agenda Items



## CONDO BUILDING AND TOWNHOME WATER USE

The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building:

Building	Gallons – Nov	Gallons – Dec	Gallons – Jan	Gallons – Feb
1	122,672	120,428	128,656	85,272
2	57,596	53,108	54,604	57,596
3	59,092	49,368	53,856	51,612
4	45,628	38,148	44,132	43,384
5	45,628	39,644	73,304	73,304
6	35,904	35,156	47,872	38,148
7	61,336	53,856	62,832	43,384
8	50,116	45,628	55,352	38,148

A total of 51 town homes were evaluated based on their water usage. Among these town homes, 18 of them used less than 1,500 gallons. Another 13 town homes used between 1,500 and 3,000 gallons, while 12 town homes used between 3,000 and 6,000 gallons. Four town homes used between 6,000 and 10,000 gallons, and the remaining four town homes used over 10,000 gallons of water.

## **VACANT DIRECTOR POSITION**



Bruce Spradlin has resigned from the Board Director position due to time management conflicts with his work. The COA would like to thank Bruce for the time and effort he contributed during these past twenty-one months.

Any owner who meets the following requirements is eligible to be considered for this position:

(a) must be current in the payment of Regular and Special assessments ; (b) must not have a joint ownership interest, either directly or indirectly, in the same unit as another candidate or incumbent Director; (c) must have been a Member of the Association for not less than one (1) year; (d) must not have a past criminal conviction that, if elected, would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806, or terminate the Association's existing fidelity bond coverage.

If you wish to submit your application to fill the vacant director position from May 13, 2023, to October 14, 2023, please send in your application (see end of Newsletter) to the Office ([ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com)) by Noon April 25, 2023. The Board will review the applications, interview the candidates, and appoint an owner to the vacant director position.

The term of office for all directors will end on October 14, 2023. The annual election of directors' process will begin on June 26, 2023, and conclude on October 14, 2023 (if sufficient votes are submitted).

## **CEILING REINFORCEMENT PROJECT**

Four contractors have submitted bids to install the ceiling reinforcement structures and to replace the identified damaged beams and posts. The bids were \$638,459.36, \$659,965.00, \$688,978.40, and \$1,161,243.91. Interviews with the two low bidders were held by the A7 Group and the Board President. The second low bidder was recommended to be awarded the project since its four-month construction schedule would be less expensive than the six or seven month schedule proposed by the low bidder considering additional fire watch costs.

On March 11, 2023, the Board awarded the \$659,965.00 Ceiling Reinforcement Project to Nautilus General Contractors, Inc. contingent that a Special Assessment be approved.

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. Another fire alarm firm stated it will submit a bid to do this work shortly.

At the April 8, 2023, Board meeting, it is anticipated that the Board will award the Fire Alarm project, determine the total cost of the project (ceiling reinforcement, selected beam and post replacement, design and inspection fees, permit fees, fire alarm installation, fire watch costs, and contingency amount) and approve the Special Assessment Resolution.

The start date of the project may be in late April 2023 or early May 2023. The Special Assessment amount to be paid by each owner may start being collected in May 2023. The amount collected will be for twelve months. If there are funds left over, then the funds will be credited to the owners' accounts equally. If additional funds are required, another Special Assessment may be required.

If you have any questions, please contact the Board President at [a67sand@aol.com](mailto:a67sand@aol.com).

## POWER OUTAGES

This season, there have been a few power outages that can be both exciting and scary, or just downright annoying. During an outage, one can feel lost and unsure of what to do. Fortunately, the Southern California Edison website: [Southern California Edison - SCE](https://www.sce.com) provides some helpful information on different types of outages, including maintenance, repair, public safety, and rotating outages.

To stay informed about outages, one **can sign up for outage alerts** from SCE. This service will send a text message as soon as an outage of any kind occurs, so that one can be prepared and stay safe.

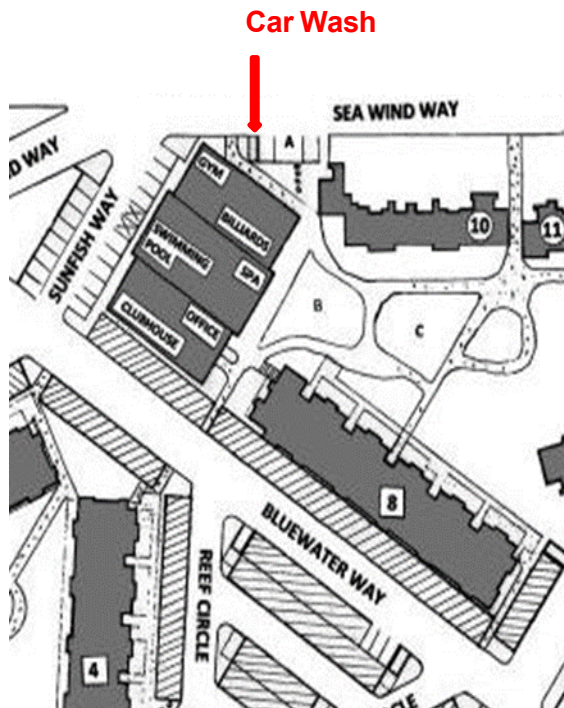
On the other hand, if one experiences an outage and has not yet received an alert from SCE, it's important to report the outage to them as soon as possible. By doing so, SCE can determine the extent of the outage and work to restore power more quickly.

During a power outage, it's important to be aware that **elevators will not be working** due to the lack of available power. As a result, it's essential to be prepared to walk up the stairs of condo buildings in order to reach the second and third floors. This can be especially challenging for those with mobility issues, so it's important to plan accordingly and have a backup plan in place in case of power outages.

## CAR WASH



The backflow device used in the process of supplying water to the car wash requires repairs, and a contractor will be carrying out the necessary work soon. While the repairs are underway, the car wash faucet has been decommissioned.



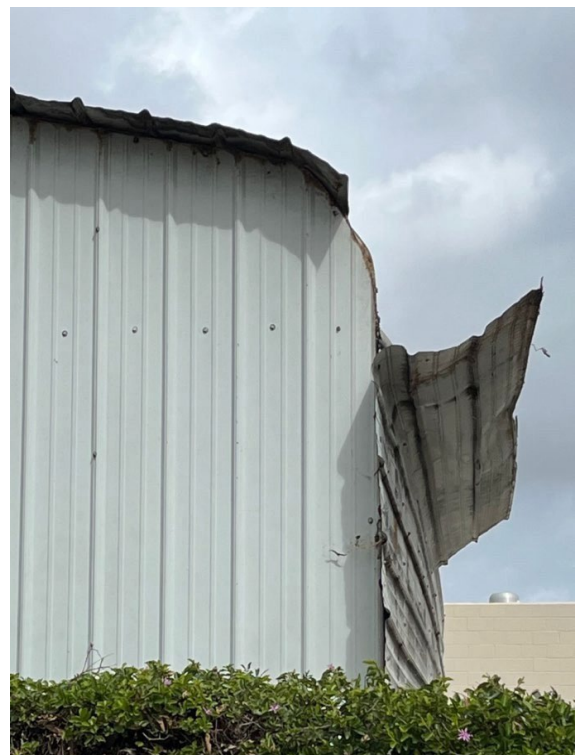
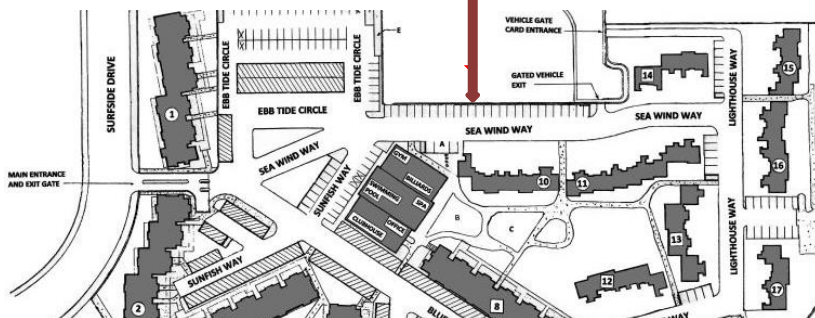
## **FALLEN TREE DAMAGE**

During the recent storms, a tree branch located by the boundary line wall between Surfside III and the City Yard fell and caused damage to the City's steel Butler Building roof and side wall. Following this, the landscaping crew removed the tree branch, and the City staff installed a temporary tarp on the building to prevent rain from entering.

As a next step, the City will be submitting a claim to the COA for the cost of the building repairs.



**Fallen tree.**



## GUTTER CLEANING

So, the original scheduled date for gutter cleaning was in December 2022, but it was postponed due to weather. The cleaning firm was not able to reschedule the cleaning immediately due to their other work commitments, so they were instructed to do it whenever they had a chance. Finally, the cleaning was completed in March 2023.



## BIKE STORAGE ROOMS



Each condo building has a dedicated locked bike storage room for the convenience of our residents.

These locked storage rooms are for storage of bicycles only. No gasoline driven cycles of any type may be stored in these rooms. Surfside III 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.

Residents must install a **lock**, of their choosing, on their **bike** when storing it in the room to discourage theft.

Key to the Bike Storage Rooms is available for purchase (\$20) at the on-site office.

## **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.

**SURFSIDEIII COA**  
600 Sunfish Way,  
Port Hueneme, 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.

**Key card 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

**SURFSIDEIII 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:** Currently vacant

**Afterhours-NON-LIFE-THREATENING-campus property  
emergency numbers:**

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

**SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC**  
**NOMINATION FORM FOR FILLING VACANT 2023 BOARD DIRECTOR POSITION**

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This form is provided to Surfside III Owners in good standing who wish to include their names for consideration of being chosen to fill the vacant position of Board Director.

NAME:

ADDRESS:

REASONS TO BE CONSIDERED FOR THIS POSITION:

COA GOALS TO BE PROPOSED:

This form must be **received by** the Association by mail, email or personal delivery by **Noon** on **April 25, 2023**, at the following address: ONSITE OFFICE, 600 SUNFISH WAY, PORT HUENEME, CA. 93041  
EMAIL: [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com); PHONE: 805-488-8484