

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
May 2023

Edited by:
Lya Findel
6 Pg. Edition

Surfside III Condominium Owners' Association, Inc.

OPEN BOARD MEETING

will be held on: **Saturday, MAY 13, 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 or surfsideiii.org and

look under Meeting Minutes, **after May 9th, 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 – Dec	Gallons – Jan	Gallons – Feb	Gallons – Mar
1	120,428	128,656	85,272	111,452
2	53,108	54,604	57,596	53,856
3	49,368	53,856	51,612	38,896
4	38,148	44,132	43,384	40,392
5	39,644	73,304	73,304	65,824
6	35,156	47,872	38,148	34,408
7	53,856	62,832	43,384	51,612
8	45,628	55,352	38,148	48,620

Town home water use for the 51 town homes: 14 town homes used less than 1,500 gallons; 12 town homes used between 1,500 gallons to 3,000 gallons; 16 town homes used between 3,000 gallons to 6,000 gallons; 8 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

BALCONY CEILING REINFORCEMENT PROJECT

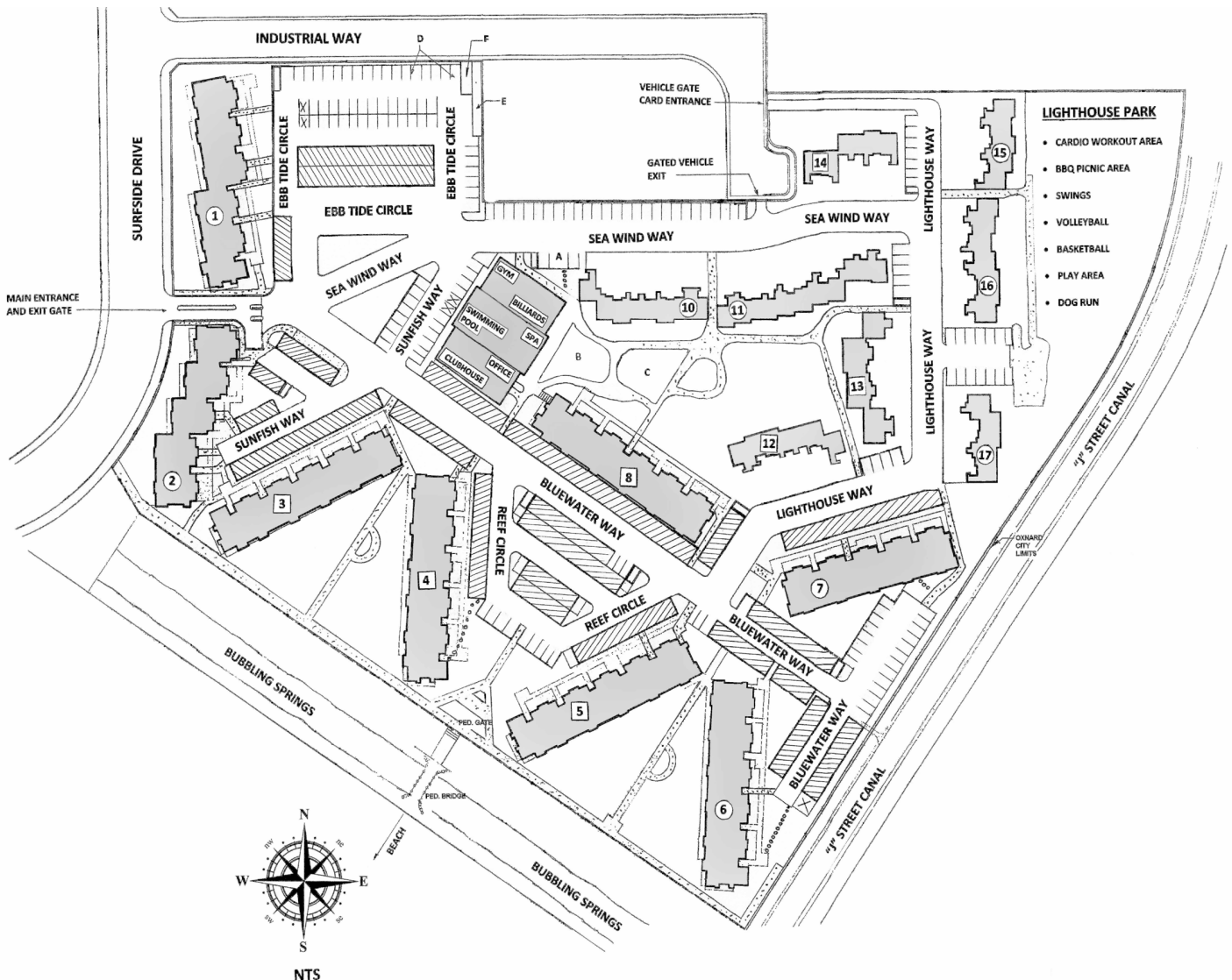
The **start** date of the project is **May 16, 2023**.

Work will start on **buildings 6 and 7** then building 8 followed by buildings 4 and 5. Buildings 1, 2, and 3 will be the last buildings to be worked on. Once the contractors have set a final schedule, it will be distributed to the residents.

As with all projects, there will be associated noise, dust, and other construction activity.

To provide communication access with all residents during this construction project, please provide the Surfside Office (ssiioffice@gmail.com or 805-488-8484) with your **current contact phone number**.

Further details will be made available soon.



AUTOMATIC ASSESSMENT PAYMENT PROCESS

When owners receive their Lordon May assessment bill, they should check that the amount billed is equal to the amount paid if they have instructed their bank to automatically pay the monthly bill. In June, when the special assessment is added to the bill, the amount billed should be completely paid by the bank. If the bank has not been instructed to pay the full amount, there may be a late penalty fee for non-payment in the July bill.

OWNER'S AND RENTER'S INSURANCE

There have been several water leak damage events throughout the complex. For this reason, it would be appropriate to have insurance to financially protect the owners and renters if their or their contractors' actions cause damage to their or others' unit and/or possessions. A leaking sink, broken water valve, or malfunctioning washer hose can cause quite a bit of damage in a very short period.

NEW WATERING SCHEDULE

We are now on a mandatory level 2 watering schedule so you will see the sprinklers running for less than 15 minutes, on Wednesdays and Saturdays.

Broken sprinkler →

Residents are requested to notify the Office 1-805-488-8484 or ssiiiOffice@gmail.com. if they see any water sprinklers that are broken or if they see water saturated ground. If you can take photos of the problem area and specific location, that would be a great help. Thank you.



CRACK FILLING



The recent heavy rains caused the street cracks to become larger. These cracks are now being treated with asphalt crack filler to prevent further damage to the street surface.

VEHICLES DRIPPING FLUIDS

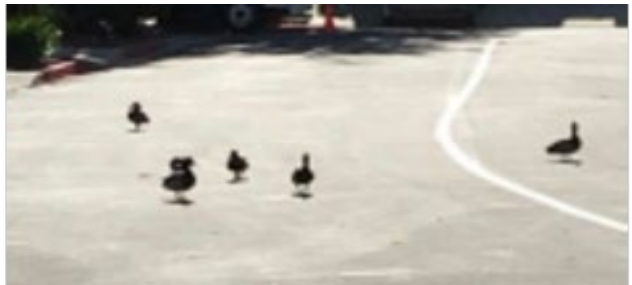
If your vehicle drips fluids such as oil or transmission fluid, please do not drive it on Surfside III streets. The stain that these chemicals leave on the streets is very difficult to clean and they take a long time to disappear.



DUCKS ON THE MOVE

Sadly, just outside our entrance gate a duck was killed by a passing vehicle.

Please be aware that at this time of the year they are out and about and often stroll through our property.



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

Websites: www.surfsideiii.com and/or surfsideiii.org

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

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: Vacant

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

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