

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
June 2023

Edited by:
Lya Findel
9 Pg. Edition



Surfside III Condominium Owners' Association, Inc.

OPEN BOARD MEETING

will be held on: **Saturday, JUNE 10, 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 June 6th, to view the Agenda Items**



DIRECTOR VACANCY FILLED

Surfside III welcomes Kevin Schultz as the newly appointed COA director. Kevin was appointed to the position at the May 13, 2023, Board meeting. He has lived in the COA for fifteen months, is in the Navy and has stated that his goal is to be of service to the community and to help maintain the association.

CHECK YOUR INCREASED AMOUNT DUE on your LORDON INVOICE



**Increasing
HOA Assessments**

The fixed monthly increase (special assessment) of **\$178 for the next 12 months** starts now with your June billing.

For those owners who planned for their banks to autopay their Lordon invoice, please check to see if the full invoice was paid including the special assessment. If full payment was not made, an additional payment will be needed to completely pay the invoice.

If this is not done, a **late fee of \$40** may be applied in the following billing cycle.

Lordon recommends that owners go into their profile either at mylordon.com or their bill pay service and update the amount to be paid to include the special assessment. If you have a billing question, please contact **Lordon at 626-967-7921**.

BALCONY CEILING REINFORCEMENT PROJECT

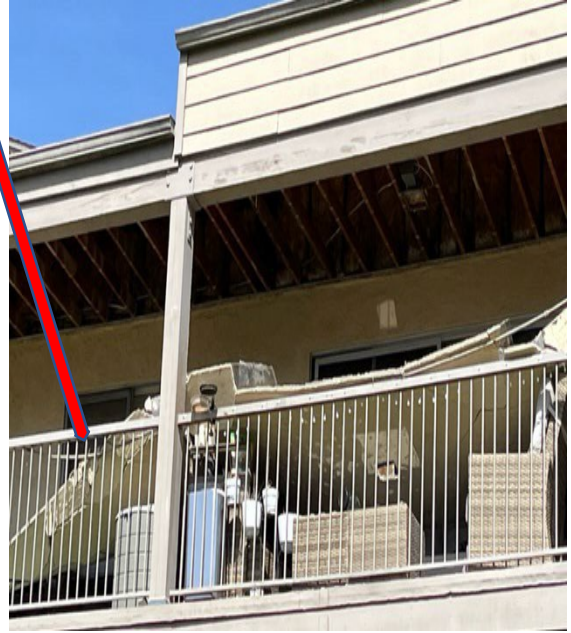
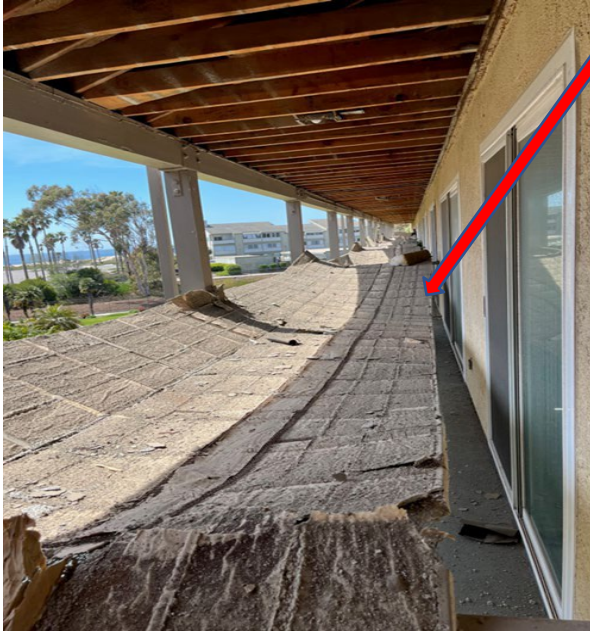
The project started on May 15, 2023, and to date, the project is on schedule fulfilling the contracted work for the ceiling reinforcement project.

Please check the schedule to see when each building is scheduled to be worked on.

LOCATION	DURATION	START	FINISH
Relocating Fire Alarm Conduit by Boyd Security on Buildings 6,7, and 8	3 days	Mon. 5/15/23	Wed. 5/17/23
Building 6, Ledgers/Framing, Scope of Work	5 days	Mon. 5/22/23	Fri. 5/26/23
Relocating Fire Alarm Conduit by Boyd Security on Buildings 3, 4, and 5	3 days	Mon. 5/22/23	Wed. 5/24/23
Building 6, Vents Installation	5 days	Mon. 5/29/23	Fri. 6/2/23
Relocating Fire Alarm Conduit by Boyd Security on Buildings 1 and 2	2 days	Mon. 5/29/23	Tues.5/30/23
Building 7, Ledgers/Framing, Scope of Work	5 days	Mon. 6/5/23	Fri. 6/9/23
Building 7, Vents Installation	5 days	Mon. 6/12/23	Fri. 6/16/23
Building 8, Ledgers/Framing, Scope of Work	5 days	Mon. 6/19/23	Fri. 6/23/23
Building 8, Vents, Installation	5 days	Mon. 6/26/23	Fri. 6/30/23
Building 5, Ledgers/Framing, Scope of Work	5 days	Mon. 7/3/23	Fri. 7/7/23
Building 5, Vents Installation	5 days	Mon. 7/10/23	Fri. 7/14/23
Building 4, Ledgers/Framing, Scope of Work	5 days	Mon. 7/17/23	Fri. 7/21/23
Building 4, Vents Installation	5 days	Mon. 7/24/23	Fri. 7/28/23
Building 3, Ledgers/Framing, Scope of Work	5 days	Mon. 7/31/23	Fri. 8/4/23
Building 3, Vents Installation	5 days	Mon. 8/7/23	Fri. 8/11/23
Building 2, Ledgers/Framing, Scope of Work	5 days	Mon. 8/14/23	Fri. 8/18/23
Building 2, Vents Installation	5 days	Mon. 8/21/23	Fri. 8/25/23
Building 1, Ledgers/Framing, Scope of Work	5 days	Mon. 8/28/23	Fri. 9/1/23
Building 1, Vents Installation	5 days	Mon. 9/4/23	Fri. 9/8/23

CEILING COLLAPSE

Thankfully no one was on their balcony when the ceiling fell without warning.



REINFORCEMENT PROJECT

Engineer designed ceiling reinforcement is currently being installed in all the condo building balconies and walkways.



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–Jan	Gallons–Feb	Gallons–Mar	Gallons–Apr
1	128,656	85,272	111,452	100,980
2	54,604	57,596	53,856	53,108
3	53,856	51,612	38,896	25,432
4	44,132	43,384	40,392	47,872
5	73,304	73,304	65,824	83,776
6	47,872	38,148	34,408	32,912
7	62,832	43,384	51,612	51,612
8	55,352	38,148	48,620	51,612

Town home water use for the 51 town homes: 16 town homes used less than 1,500 gallons; 13 town homes used between 1,500 gallons to 3,000 gallons; 8 town homes used between 3,000 gallons to 6,000 gallons; 11 town homes used between 6,000 gallons and 10,000 gallons; and 3 town home used over 10,000 gallons.

2023 BOARD DIRECTOR ELECTIONS

The Surfside III Board of Directors is composed of five volunteer owners, who have owned their unit for at least one year and have been seated as Board members, either by vote or acclamation.

Board Directors do not:

- get paid,
- receive any reduction in their dues,
- or receive any other perks.

You may direct any questions regarding Board member duties to Andy Santamaria, President, at a67sand@aol.com.

Please complete the following nomination form if you are interested in volunteering to be a part of our Board of Directors:

- Email your director nomination form to ssiiioffice@gmail.com or
- Mail the director nomination form to run for a director position to: Surfside III, COA, 600 Sunfish Way, Port Hueneme, CA 93041 to be **received by 2:00 pm** on the **July 26, 2023, deadline**.

If at the close of the period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.



Surfside III
Condominium Owners' Association, Inc

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

This form is provided to Surfside III Owners in good standing who wish to include their names on the Election Ballot for the position of Board Director.

NAME:

ADDRESS:

PHONE #:

EMAIL:

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 **2:00 pm** on **July 26, 2023**, at the following address: ONSITE OFFICE, 600 SUNFISH WAY, PORT HUENEME, CA 93041 EMAIL: ssiiioffice@gmail.com; PHONE: 805-488-8484

QUIET HOURS REMINDER

As we move into the summer months and start to use our outdoor spaces more frequently, we'd like to remind our residents that we have "Quiet Hours" here between 10 p.m. and 8 a.m.

BBQ GRILLS, PICNIC TABLES, PLAYGROUNDS. TENNIS COURTS

Hours of usage 8 a.m. to 10 p.m.

Due to the proximity to surrounding residents we ask that you please keep your voices and/or music at a level that doesn't disturb others. We thank you for your cooperation.

You may contact the office if you wish to reserve the BBQ grills and picnic tables for your personal use for a special event.

VEHICLE EXIT GATES

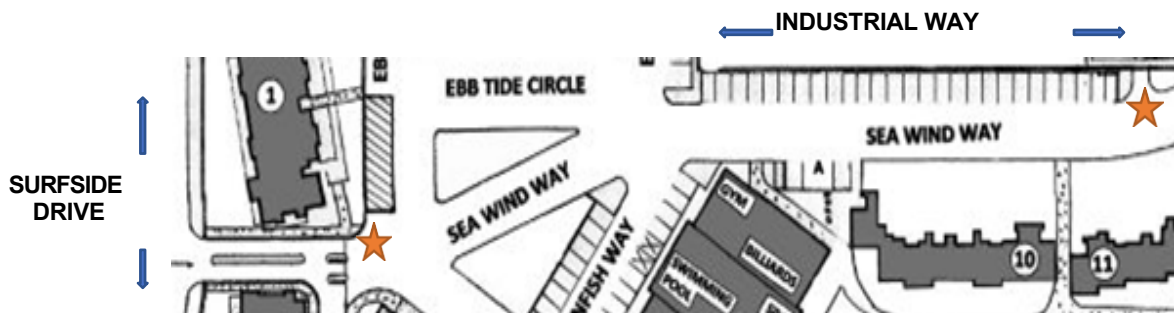
If people push the gate or if a vehicle hits the gate, the gate mechanism will turn off and lock itself to protect the motor. In August 2022 the replacement motor cost us \$5,900.

Once the motor has shut down, staff or a professional technician will need to be called to the site and reset the exit gate.

If you notice that the gate is not functioning, please contact the Office.

For safety reasons, we ask that you NOT use the entrance gate to exit but instead use the alternate vehicle exit gate.

SURFSIDE III VEHICLE EXIT GATES ★



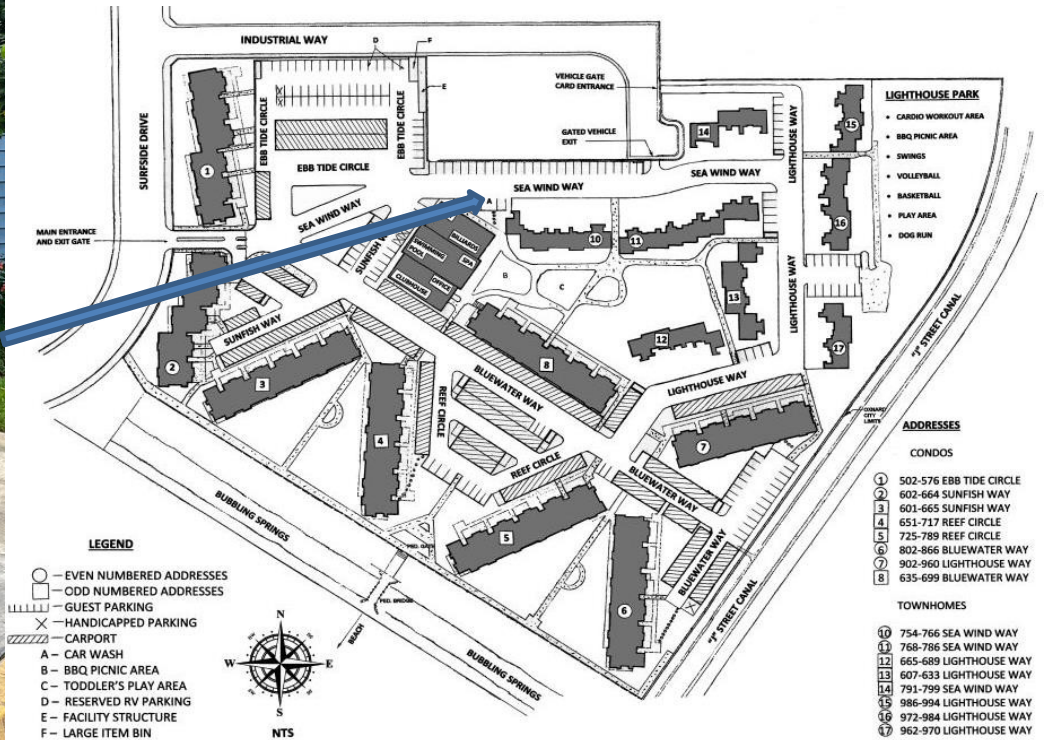
CLUBHOUSE BULLETIN BOARD

Just a reminder that residents may submit flyers (approx. 8 ½" x 11" or less) and/or business cards to the onsite office to be posted on the Clubhouse Bulletin board.

Subject matter may include but not limited to: For sale or free items, upcoming events of interest, volunteering, business promotion and/or job requests.

CAR WASH STATION

The water supply line inside the metal post imbedded in the concrete has broken. The water has been turned off until a contractor is able to repair it.



PORT HUENEME PARKS & RECREATION CLASSES



<https://www.ci.port-hueneme.ca.us/1094/Parks-Recreation>

The Recreation and Community Services Department offers programs and classes (many are free) for all ages. These range from gymnastics to hip hop and Zumba.

The City of Port Hueneme also provides a variety of classes and programs for adults only, 50 years or older.

FRIENDS of the PORT HUENEME LIBRARY & the PORT HUENEME HISTORICAL MUSEUM

Invite you to celebrate the 150th Anniversary of Ventura County

Kickoff event: Jeffrey Wayne Maulhardt 10 a.m. **Saturday, June 3, 2023**
 Prueter Library, 510 Park Avenue, Port Hueneme Admission is free

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,
PortHueneme, 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

6:00 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: Kevin Schultz surfsideiiikps@gmail.com

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

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