

Surfside III monthly e-Newsletter

JULY 2023 – 8-page edition

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SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC. HYBRID OPEN



BOARD MEETING

SATURDAY, JULY 8, 2023 @ 10 A.M.

Simultaneously via:



Audio Connection: 1-844-854-2222
 (Toll free) Access code: 822680#

Physical Location: **In the Clubhouse**
 600 Sunfish Way, Port Hueneme

AGENDA items will be posted **after July 4th** on the Clubhouse Bulletin Board and both websites:

surfsideiii.org: Home page under Announcements

www.surfsideiii.com: Information → Meeting Minutes

FOURTH OF JULY CELEBRATION



For those who are recent residents of Surfside III with pets, please be aware that fireworks, Firecrackers, and other forms of loud celebratory sounds may be occurring before, during, And after the Fourth.



The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where persons sometimes light fireworks.

Each year, the Port Hueneme Police Department receives hundreds of complaints regarding illegal fireworks on July 4th, and the days leading to the Fourth of July. **The fine for possession, sales, and setting off illegal fireworks starts at \$1,000 and may result in arrest.** The police complaint line is 805-986-6539 or you may email your complaint to: fireworks@cityofporthueneme.org.

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 –Feb	Gallons – Mar	Gallons –Apr	Gallons – Apr
1	85,272	111,452	100,980	99,484
2	57,596	53,856	53,108	84,524
3	51,612	38,896	25,432	53,108
4	43,384	40,392	47,872	46,376
5	73,304	65,824	83,776	70,312
6	38,148	34,408	32,912	53,856
7	43,384	51,612	51,612	56,100
8	38,148	48,620	51,612	62,084

Town home water use for the 51 town homes13 town homes used less than 1,500 gallons:16 town homes

used between 1,500 gallons to 3,000 gallons; 12 town homes used between 3,000 gallons to 6,000 gallons. 9 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 Ceiling Reinforcement Project started on May 15, 2023. The painted wood balcony reinforcement system has been installed on the walkway and balcony portions of building 6. The new fire alarm panel for building 6 has been installed and the fire alarm annunciators on the balconies are in the process of being installed permanently.

The wood balcony reinforcement system has been installed on the walkway portion of building 7. This system continued to be installed on the balcony ceilings. The wood was painted. Once the carpenters completed the system installation the wood was painted. The fire alarm system was installed shortly thereafter.

Work on building 8 commenced June 26th.

Please contact the Surfside III Office, 805-488-8484, for more information.



Building 6



Vents being installed

Building 6

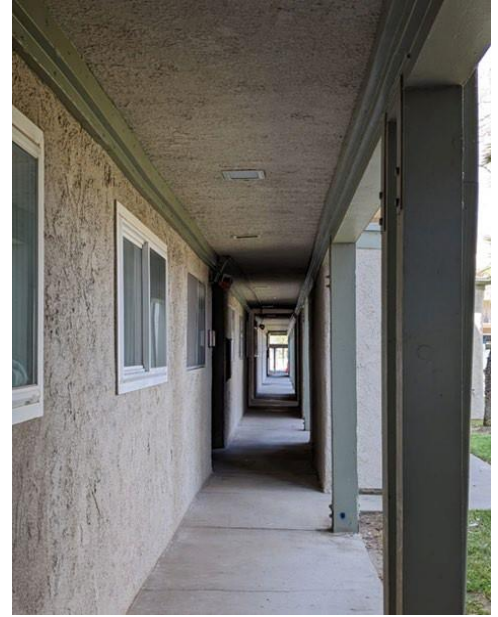
Before painting
2nd floor



3rd floor end of building with the
reinforcement at the high ceiling



1st floor painted bracing



Looking North to South



Looking South to North

THE CITY OF OXNARD IS BUILDING A MAINTENANCE STORAGE BUILDING

This project started in January 2023 next door to Surfside III. To view the progress being made, one can go to:

<https://my.tikee.io/projects/158673/timelapse>

Surfside III Buildings: 6 and 7



BICYCLE ROOM CLEANUP – FRIDAY JULY 28, 2023

Staff will inspect all bicycle rooms. Bicycles that do not have a tag showing current residents' name and address **will be removed** and stored for one month.

If the owners do not claim them, the bicycles will be **donated after August 28, 2023.**



What has occurred is that some residents have moved away and have left their bicycles in the rooms thereby limiting others from using the space

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** by 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

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

AVOIDING UNNECESSARY EXPENSES

BALCONY RAILINGS AND FENCES

With the warm weather approaching you, or your guests, may be tempted to dry towels etc. on the railings or fences but in doing so it **costs all of us money.**

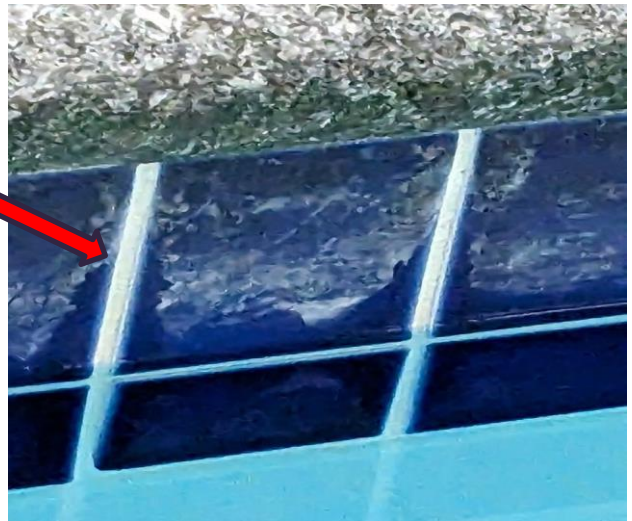
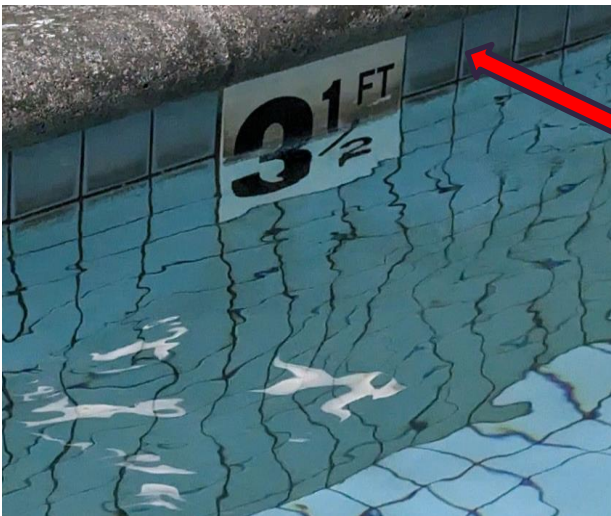
- Wrought iron balcony railings need to be sealed in paint to protect the iron from rusting. Placing wet items to dry on the railings eats away at the finish causing rust which needs to be sanded and then painted.
- Wooden fences need to be stained more often to avoid damage to the wood.

We can extend the time before we need to repaint or refinish the balcony railings or the wooden fences if everyone makes sure not to place wet items on them.

SWIMMING POOL AND SPA

When people do not shower before enjoying the pool and/or the spa the oil from their skin ends up coating the tiles around both the pool and the spa.

Keeping the tiles clean is an additional service **cost passed on to all of us.**
Please remind everyone to shower before using these amenities.



GARBAGE DISPOSAL USAGE

Reminder to those who choose to use their kitchen sink garbage disposal unit.

Bacon grease WILL CAUSE A BACKUP IN YOUR DRAIN. It takes time but there is no question it will clog your drain. Also, do not grind any peels from fruits or vegetables. Add coffee grinds, rice, eggshells, lettuce, fruit cores, cereal, and cheese to the long list of items (not all are listed here) that should not be disposed of by using a garbage disposal.

If a clogged pipe and the damage it causes to your or other units is found to be a result of the misuse of your garbage disposal, then you personally will be billed for any damages that have arisen from your actions.

It is easier to just dispose of the items in the trash.

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 the 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.**

Unit Modification Committee, currently comprised of two Directors, Barbara Lopez and Lya Findel, are authorized to approve/deny the following items without waiting for the next scheduled board meeting.

- Sliding glass doors,
- Window installation,
- Installation of floors over approved underlayment for the 2nd and 3rd floor condo units
- Installation of approved security/screen doors

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.

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 surfsideiiiikps@gmail.com

CLUBHOUSE

ON-SITE PROPERTY MANAGER: Monica Martinez SSiiiOffice@gmail.com 1-805-488-8484

OFFICE HOURS: Monday through Friday 8 a.m. to 4:30 p.m.

Purchase of:

- gate responder,
- keycard for accessing the Clubhouse
- key for bicycle room storage
- Master key to:
 - pedestrian gates,
 - gym room and
 - elevators

can be handled during posted 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

CALL 911 FOR LIFE-THREATING EMERGENCIES

After hours - NON-LIFE THREATENING - campus property emergency number: 1-626-967-7921

Surfside III COA monthly newsletter is viewable:

- Surfsideiii.org and www.surfsideiii.com
- Posted on the bulletin board in Clubhouse
- By emailing ssiiioffice@gmail.com and requesting that the monthly e-Newsletter be sent to the email address you have submitted.
- Mailing a request to: Surfside III COA, 600 Sunfish Way, Port Hueneme, CA 93041

The Surfside III Condominium Owners Association, or as often referred to as the Surfside III COA, or Surfside III, 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 to the listed contact emails on the front page, 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.

All questions related to the content of the newsletter will be responded to in a timely manner.