

SURFSIDE III monthly e-NEWSLETTER

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Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

will be held on: **SATURDAY, AUGUST 12, 2023 @ 10 a.m.**

Simultaneously as a **HYBRID MEETING** via



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

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

AGENDA items will be posted **4 days prior to scheduled meeting** on the Clubhouse Bulletin Board and on:
surfsideiii.org: Home page under Announcements www.surfsideiii.com: Information ► Meeting Minutes

CHECK YOUR LORDON INVOICE

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** may be applied in the following billing cycle.

Lordon recommends that owners go into their profile either at www.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.

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–Mar	Gallons–Apr	Gallons–May	Gallons–June
1	111,452	100,980	99,484	111,452
2	53,856	53,108	84,524	95,744
3	38,896	25,432	53,108	90,508
4	40,392	47,872	46,376	56,100
5	65,824	83,776	70,312	76,296
6	34,408	32,912	53,856	26,180
7	51,612	51,612	56,100	59,840
8	48,620	51,612	62,084	72,556

Town home water use for the 51 town homes: 18 town homes used less than 1,500 gallons; 9 town homes used between 1,500 gallons to 3,000 gallons; 13 town homes used between 3,000 gallons to 6,000 gallons; 9 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

CEILING REINFORCEMENT PROJECT

As of 7.26.2023

Building 6 – ceiling reinforcement system has been installed on all three walkway ceilings and on all three balcony floor ceilings; all wood members have been painted; new alarm system has been installed; several posts have been replaced; and roof vents have been installed. There is one bottom unit slab that will need to be repaired as well as the post that is on it. This work is included in a change order.

Building 7 - ceiling reinforcement system has been installed on all three walkway ceilings and on all three balcony floor ceilings; all wood members have been painted; new alarm system has been installed; and roof vents have been installed. No posts/beams needed replacement.

Building 8 - ceiling reinforcement system has been installed on all three walkway ceilings and on all three balcony floor ceilings; wood members are in the process of being painted; new alarm system has been installed; several posts and beams have been replaced; and roof vents have been installed.

Building 5 - ceiling reinforcement system has been installed on all three walkway ceilings and on all three balcony floor ceilings; wood members are in the process of being painted; new alarm system has been installed; several posts will need to be replaced; and roof vents will need to be installed.

Building 4 - ceiling reinforcement system installation will start July 27th; new alarm system has been installed; other work to follow.



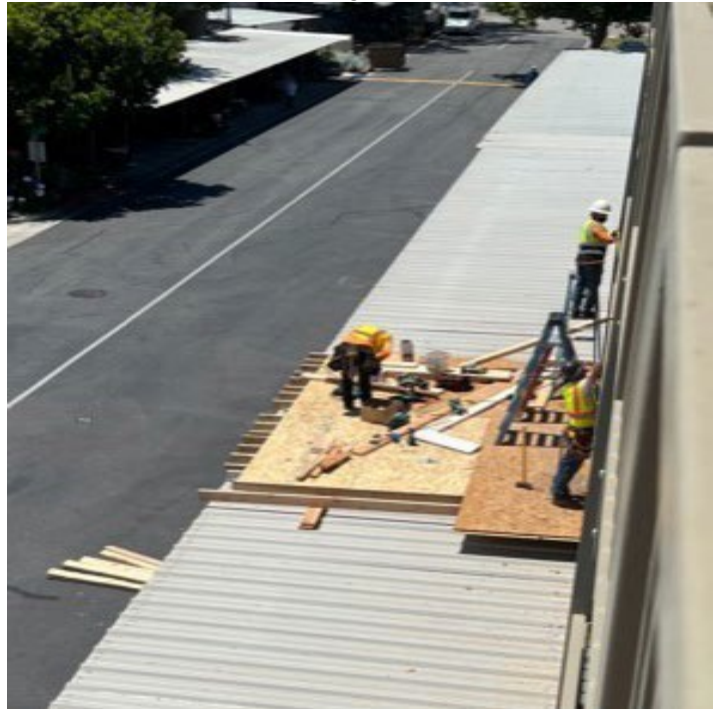
Slab being replaced due to structural issues.



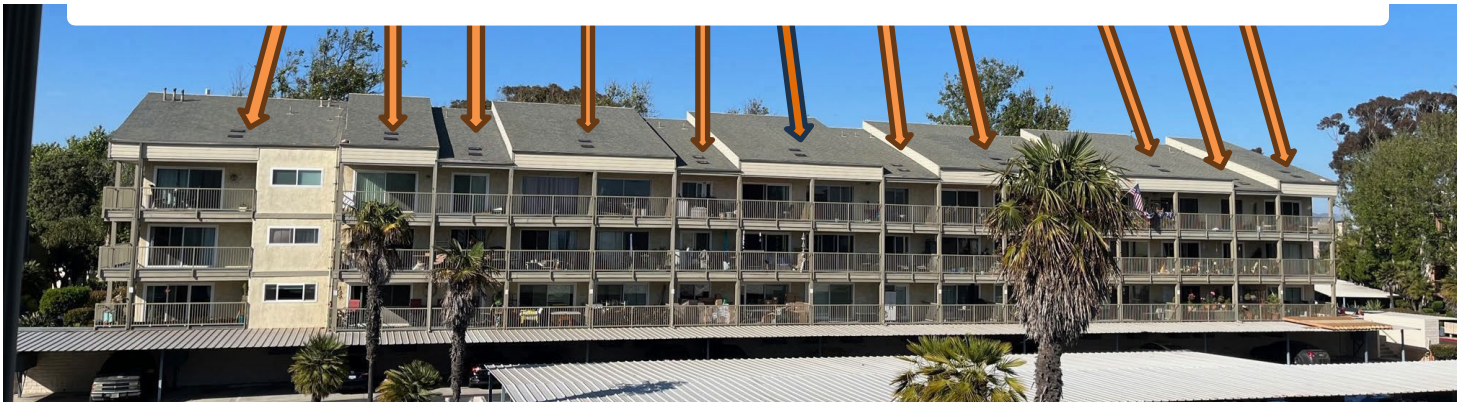
Carrying reinforcement wooden members



Process of installing wood members

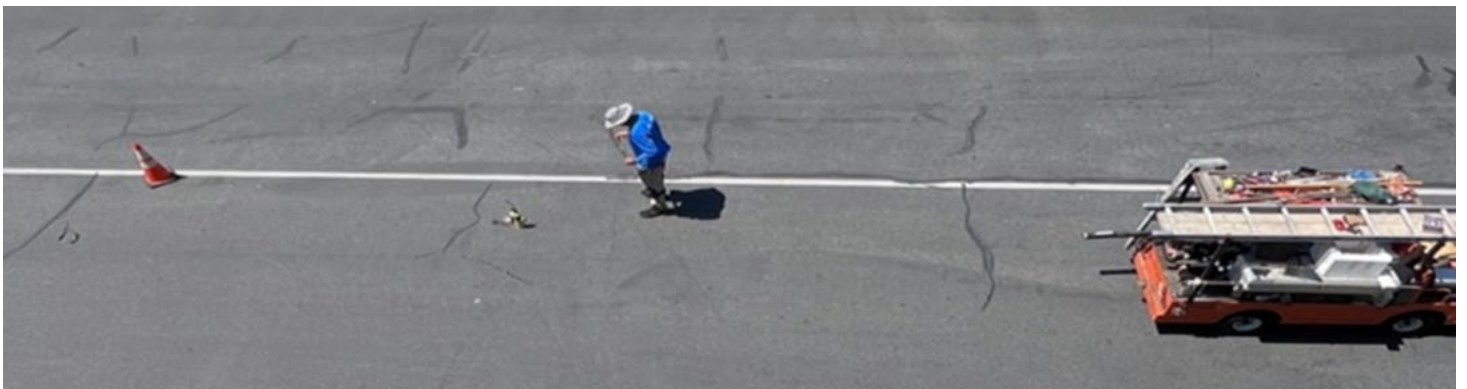


Roof vents installed in attics ↓



ASPHALT REPAIR

Cracks forming in our asphalt are due to standard wear and tear and they need to be repaired to extend the lifespan of entire the roadway. Waiting too long to repair those cracks would result in potholes.



OTHER PROJECTS



Clubhouse roof repair due to leaks caused by heavy rain.

Building 5 water heater replacement

Women's bathroom in Clubhouse



Building 7 front and back fences are being painted



Tree trimming to begin in August/September





POINT MUGU-NAVAL BASE

July 31 to Aug. 22, 2023 residents may notice more **jet noise and activity**. Dozens of military jets and other aircraft started arriving at the Naval Base in Ventura County, Point Mugu.

Some 65 aircraft will be hosted at the base. The gathering will support multiple annual test events and exercises.



FIRE RISK FROM CELLPHONES

An advertisement with a blue background. On the left, there is a circular graphic showing a beach scene with a red and white striped beach ball, a red and white striped beach towel, and a red smartphone with a red 'X' over it, indicating a warning. To the right of the graphic, the text reads: "Don't put lithium batteries in direct sunlight or keep them in hot cars. This is a fire risk." Below the text are three logos: FEMA, U.S. Fire Administration, and a logo for "Fire is Everyone's Fight" featuring three stylized figures holding hands.

Don't put lithium batteries in direct sunlight or keep them in hot cars.

This is a fire risk.

FEMA | U.S. Fire Administration | Fire is Everyone's Fight

AUGUST 26-27, 2023

FREE ADMISSION – 11 AM – 7:00 PM

<https://huenemebeachfestival.org/>

THE CITY OF PORT HUENEME & REACH FOUNDATION PRESENTS



SEPTEMBER 30, 2023

For festival information, call 805-535-4060 or visit www.BananaPortFest.com.



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:

The following rules in whole or in part are applicable to owners and operators.

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 filling 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.

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 to 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 8:30 p.m.**

Everyone must be out of the Clubhouse by 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.