

SURFSIDE III **monthly** e-NEWSLETTER

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OCTOBER 2023 – 7 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

OCTOBER 14, 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:
www.surfsideiii.org Board Meetings: ➔ Agendas

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– May	Gallons–Jun	Gallons–July	Gallons–Aug
1	99,484	111,452	105,468	106,964
2	84,524	95,744	116,688	94,248
3	53,108	90,508	88,264	72,556
4	46,376	56,100	51,612	58,344
5	70,312	76,296	58,344	53,108
6	53,856	26,180	62,084	62,084
7	56,100	59,840	77,792	74,800
8	62,084	72,556	57,596	53,856

Town home water use for the 51 town homes: 11 town homes used less than 1,500 gallons; 9 town homes used between 1,500 gallons to 3,000 gallons; 21 town homes used between 3,000 gallons to 6,000 gallons; 5 town homes used between 6,000 gallons and 10,000 gallons; and 5 town homes used over 10,000 gallons.

CEILING REINFORCEMENT PROJECT

The construction schedule is that the project will be completed by late October, weather permitting. This long project is coming to an end and thanks go to all the residents who cooperated by moving their balcony contents and providing space for the crews to do their work.

BALCONY CEILING REINFORCEMENT PROJECT FUNDING

Initial project funding: \$959,155. Invoices paid = \$568,351.15. Funding remaining/to be collected = \$390,803.85.

2024 BUDGET

The Budget Committee presented a budget recommendation to the Board on September 9, 2023, and the Board approved the budget which increases the dues to \$522.00 (4.8% increase from 2023).

	<u>2024</u>	<u>2023</u>
Insurance	\$76	\$61
Maintenance	\$36	\$38
Contracted Services	\$42	\$37
Staff	\$51	\$42
Administrative	\$16	\$20
Taxes	\$6	\$ 5
Loan	\$152	\$152
Reserve	\$157	\$149
Total	\$536	\$504
Other Income	\$14	\$ 6
Assessment/month	\$522	\$498

*+Special Assessment \$178

*In May of 2023 owners started paying a \$178/monthly fee as a Special Assessment for the Ceiling Reinforcement Project. Those fees will continue until May of 2024.

The complete budget may be viewed at the COA's website:
surfsideiii.org under DOCUMENTS-Budgets-2024 COA Approved Budget

ROOF REPAIRS



Roof repairs on condominium and townhome roofs have been ongoing since the last rains. Please report all roof leaks to the Office so that they can be repaired.



BUILDING 8 ATTIC WATER LINE REPAIR

Recently, the water needed to be turned off in building 8 because the main waterline in the attic had a leak. No other issues were observed with the pipe, and it has been repaired.

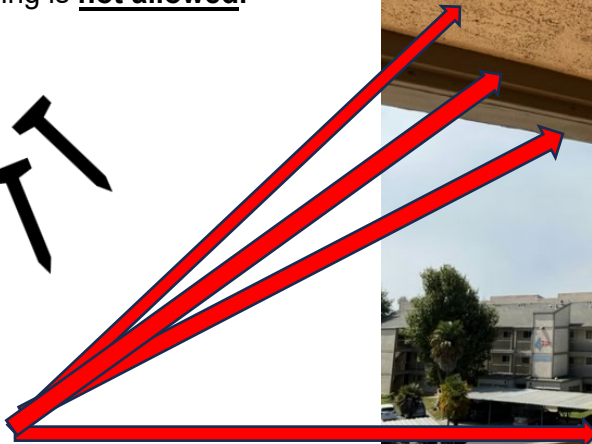


IMPORTANT NOTICE

Using any screws, hooks, nails or anything that enters through the surface of **any wood** or **stucco** in the Surfside III complex, including the newly installed balcony bracing is **not allowed**.



NO



CARPORT COVERS

The ongoing project of replacing damaged carport covers involves having the vehicles moved during the replacement process.

Owners or unit renters of the spaces below the carport need to be sure their **contact information is current** during this process so that they can be notified as to when they are scheduled for the work to be done.

The replacement of the damaged carport covers typically take a day to be completed.



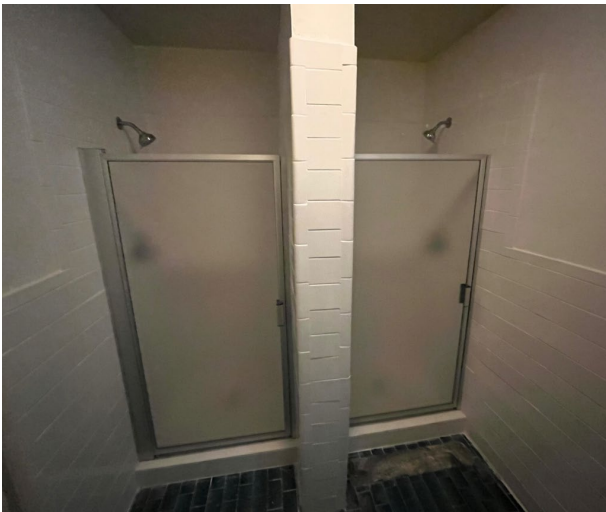


CLUBHOUSE WINDOW CLEANING

One of the suggestions made was that the Clubhouse windows be cleaned. This task was completed by a contractor and now it is brighter inside the Clubhouse.

CLUBHOUSE WOMEN'S SHOWERS

The women's Clubhouse showers on the library side have been remodeled. With proper care these remodeled showers should last a long time. For us to keep our expenses to a minimum we ask that if you observe any issues or problems regarding these showers to please notify the office immediately.



DRAIN PIPES

Surfside III is forty-five years old. As such, original materials that were installed during the original construction have been used constantly and will wear out over time. One of the **most expensive repairs is due to water damage** to the unit and adjacent units. Owners may want to check the caulking around showers, sinks, and tubs, leakage at the toilet connection with the floor, and pipes under the sinks. Some of the most difficult areas to check for leakage is the shower pan and the area drain under the tub.

Through experience, some tenants are very hesitant to report any water pipe failures to the owners fearing that their rent may be increased or that they are requested to pay for the repairs.

Timely, periodic visits by owners, or their property managers, can help minimize damage.



Tub drainpipe that caused damage due to leaking water.

OWNERS WITH VACANT UNITS

It is highly recommended that owners who have vacant units for over two weeks visit their units, have a friend or relative visit their unit, or hire a property manager to visit their units to inspect them because damage to their unit may occur and the owners would not know.

For example, if a condo building unit on the third floor were to have a **water/sewer leak** and the flow of liquid traveled to the vacant second and first floor units below their unit, the damage may not be known for quite a while. If that were to occur, **the owner of the unit with the leak would be financially responsible for the repairs to all the units that were damaged.**

BUILDING 6 - 2ND AND 3RD FLOOR WALKWAYS



3rd floor

2nd floor

The two walkways on building 6 (second and third floors) that are used to enter the units and the two stairways, will soon be resurfaced with blue waterproof material to protect the wood balconies and steps. There may be times during the process that the residents will not be able to access their units due to the wet material. Sufficient notification will be provided to the residents to plan ahead.

SEEKING CLUBHOUSE INTERIOR REFURBISHMENT COMMITTEE MEMBERS

If you would like to be a member of the task force or committee that will provide suggestions to the board for future funding of clubhouse projects, please email your contact info to the Board President at a67sand@aol.com.

OXNARD FENCE

Thanks to all who submitted their choices for the type of fence and screening that Oxnard should consider as the project is completed.

The tally of the votes by 9.27.2023 was:

1. Proceed per plan (install 12' high fence with privacy screen) **16**
2. Install 12' high fence but eliminate the privacy screen **5**
3. Reduce the height of the fence from 12' to 8' and install a privacy screen **5**
4. **Reduce the height of the fence from 12' to 8' and not install a privacy screen 38**

Other comments **3**

This issue will be discussed at the 10.14.2023 board meeting.

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 surfsideiiiKps@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
- 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. Starting 10/2023 the newsletter will no longer print events not sponsored by Surfside III COA. 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.