

SURFSIDE III **monthly** e-NEWSLETTER

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Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

November 11, 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 – Jun	Gallons – July	Gallons – Aug	Gallons – Sep
1	111,452	105,468	106,964	78,540
2	95,744	116,688	94,248	112,200
3	90,508	88,264	72,556	82,280
4	56,100	51,612	58,344	65,824
5	76,296	58,344	53,108	55,352
6	26,180	62,084	62,084	70,312
7	59,840	77,792	74,800	73,304
8	72,556	57,596	53,856	53,856

Town home water use for the 51 town homes: 9 town homes used less than 1,500 gallons; 13 town homes used between 1,500 gallons to 3,000 gallons; 16 town homes used between 3,000 gallons to 6,000 gallons; 11 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons

STATUS OF OWNER OCCUPIED AND RENTAL BREAKDOWN AS OF OCTOBER 2023

Information as provided by the owners of properties in Surfside III COA

Owners: 186

Rentals: 123

Building	1	2	3	4	5	6	7	8		Townhouse	Seawind Way	Lighthouse Way
Owner	20	16	20	22	20	23	15	20		Owner	13	17
Rental	13	14	13	11	13	10	16	12		Rental	8	13

BOARD DIRECTORS



At the annual meeting held 10.14.23, the Board seated Lya Findel, Bruce Kulpa, Barbara Lopez, Andy Santamaria, and Kevin Schultz as Board Directors by acclamation.

The Board Officers are:
Andy Santamaria – President
Lya Findel – Vice-President
Bruce Kulpa – Treasurer
Barbara Lopez – Secretary
Kevin Schultz – Director

CEILING REINFORCEMENT PROJECT

The schedule is that the wood installation portion of the project will be completed by the first week of November, weather permitting. The installation of the permanent fire alarm conduits is scheduled to be completed by the end of November. If further work is needed, the schedule will be modified.

REPORTING ISSUES TO THE OFFICE



When residents see issues such as broken sprinklers, they can report them to the Office (ssiiOffice@gmail.com) or leave a message at 805-488-8484.

For instance, a large dog recently entered the complex in the early morning when the sprinklers were in operation. The dog then proceeded to chew off about eight sprinkler heads and then drank the water. After that, the dog left. A resident was able to capture this event on her camera. The sprinkler heads were replaced soon afterward.

A MATURE TREE SHEDS OVER 1,000 LEAVES

Yes, Fall is here, and the wind is blowing and the leaves are falling.

The landscaping service that the COA has provides for 16 hours of work. Normally, the crews are here four hours each on Monday and Wednesday and eight hours on Friday (mostly for mowing).

With the number of trees that are on the property and the number of leaves on the ground and with the regular weeding, mowing, trimming and irrigation work, only so much leaf gathering can be done in the week.

So, the **leaves do mount up and eventually all will be picked up.**

To perform all the functions in a timely manner especially the picking up of the excess leaves, the number of hours worked by the crews would need to be increased at an extra cost.



DELIVERIES and VISITORS



More drivers are using their electronic devices for driving directions.

Since Industrial Way is being shown as an entrance to Surfside III it is important to make sure that if you are ordering deliveries or expecting visitors that you direct them to:

ENTER THROUGH THE MAIN GATE ON SEAWIND WAY off Surfside Drive.

LIGHTS ON TIMERS

Our walkway and building lights are set on a timer that will be reset again due to the fallback time change and the shorter days ahead. If you notice that the lights are on during daylight, please notify the office 805-488-8484.



TREE TRIMMING



On Tuesday, October 23, 2023, selected tree trimming began and will continue on Friday, November 3rd.

SIGHT RARELY SEEN ON SURFSIDE DRIVE



There are railroad tracks just north of Surfside III that used to provide extensive service to the Port of Hueneme. To maintain the right to operate the tracks, a train will travel along the tracks to make sure that tree branches and other landscaping has not encroached into the railroad property and to make sure that the tracks are in good operating condition.

STREET SPEED LIMITS LOWERED

New, 5 MPH lower street speed limits are listed in RED.

- (a) Bard Road between Ventura Road and the City's easterly limits: Thirty (30) miles per hour
- (b) Channel Islands Boulevard eastbound between Victoria Avenue and Ventura Road: Forty-five (45) miles per hour
- (c) Channel Islands Boulevard westbound between Victoria Avenue and Ventura Road: Forty (40) miles per hour
- (d) Crossjack Street between Anchor Avenue and Wheelhouse Avenue: 30 miles per hour **Twenty-Five (25) miles per hour**
- (e) Hemlock Street between Patterson Road and the City's easterly limits: **Thirty-five (35) miles per hour**
- (f) Market Street between Surfside Drive and Port Hueneme Road: 30 miles per hour: **Twenty-five (25) miles per hour**
- (g) Ocean View Drive between Surfside Drive and Hueneme Beach Park Lot C: 30 miles per hour **Twenty-five (25) miles per hour**
- (h) Patterson Road southbound between Channel Islands Boulevard and Hemlock Street: Forty (40) miles per hour
- (i) Patterson Road northbound between Channel Islands Boulevard and Hemlock Street: Forty-five (45) miles per hour
- (j) Pearson Road between Ventura Road and 8th Street: 30 miles per hour: **Twenty-five (25) miles per hour**
- (k) Pleasant Valley Road between San Pedro Street and the City's easterly limits: Thirty-five (35) miles per hour
- (l) Port Hueneme Road between Market Street and Ventura Road: 30 miles per hour **Twenty-five (25) miles per hour**
- (m) Port Hueneme Road between Ventura Road and the City's easterly limits: Thirty-five (35) miles per hour
- (n) San Pedro Street between Clara Street and Pleasant Valley Road: 30 miles per hour **Twenty-five (25) miles per hour**
- (o) Seaside Drive between Crossjack Street and Hemlock Street: Twenty-five (25) miles per hour
- (p) Seaview Street between Market Street and Ventura Road: 30 miles per hour **Twenty-five (25) miles per hour**
- (q) Surfside Drive between Market Street and Port Hueneme Road: 30 miles per hour **Twenty-five (25) miles per hour**
- (r) Ventura Road between Surfside Drive and Port Hueneme Road: Thirty (30) miles per hour
- (s) Ventura Road between Port Hueneme Road and Pleasant Valley Road: Thirty-five (35) miles per hour
- (t) Ventura Road between Pleasant Valley Road and Channel Islands Boulevard: Forty-five (45) miles per hour
- (u) Victoria Avenue (northbound) between Channel Islands Boulevard and Hemlock Street: 50 miles per hour **Forty-five (45) miles per hour**
- (v) Wheelhouse Avenue between Channel Islands Boulevard and Crossjack Street: 30 miles per hour **Twenty-five (25) miles per hour**

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 surfsideiii.kps@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-THREATENING 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.