

SURFSIDE III **monthly** e-NEWSLETTER

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Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, DECEMBER 9th @ 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 – July | Gallons – Aug | Gallons – Sep | Gallons – Oct |
|----------|----------------|---------------|---------------|---------------|
| 1 | 105,468 | 106,964 | 78,540 | 111,452 |
| 2 | 116,688 | 94,248 | 112,200 | 92,004 |
| 3 | 88,264 | 72,556 | 82,280 | 72,556 |
| 4 | 51,612 | 58,344 | 65,824 | 59,840 |
| 5 | 58,344 | 53,108 | 55,352 | 59,840 |
| 6 | 62,084 | 62,084 | 70,312 | 41,888 |
| 7 | 77,792 | 74,800 | 73,304 | 94,248 |
| 8 | 57,596 | 53,856 | 53,856 | 62,084 |

Town home water use for the 51 town homes: 8 town homes used less than 1,500 gallons; 17 town homes used between 1,500 gallons to 3,000 gallons; 18 town homes used between 3,000 gallons to 6,000 gallons; 6 town homes used between 6,000 gallons and 10,000 gallons; and 2 town home used over 10,000 gallons.

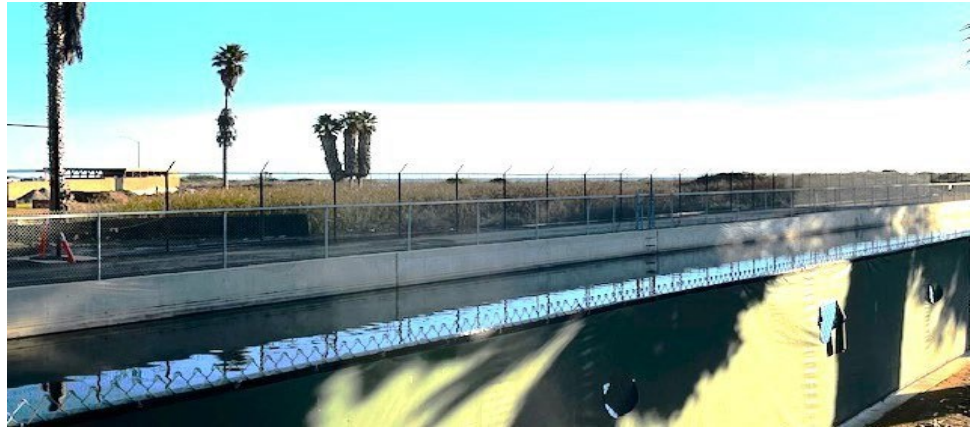
CEILING REINFORCEMENT PROJECT



Twenty-four beams and posts were recently added to the list of structural supports that will be replaced in late November and in December. The crews did not work during Thanksgiving week plus the high winds and rain also eliminated some workdays. The installation of the permanent fire alarm conduits has been completed and is awaiting final inspection. Estimated completion of the project is December 22, 2023. City inspection will be conducted in January 2024.

OXNARD FENCE PROJECT

As per Surfside III COA owners' requests, the lowering of the new fence to 8' was adjusted and the project was completed.



HEATER WATER LINE LEAK



Last month, a pinhole leak occurred in a water line elbow adjacent to building 4's water heater requiring that the hot water be turned off for a few hours until repairs were made.

OBJECTS BEING PLACED INTO STUCCO WALLS AND WOOD

The recent Ceiling Replacement Project has shown that intrusions into wood or stucco are causing damage to the materials by allowing moisture and termites access. To minimize future repair costs, the COA is striving to have residents remove the screws, bolts, hangers, etc., from stucco and wood structures and fill the holes with a clear sealer.



EXIT GATE DAMAGE

A newly hired Sparkletts water delivery driver was unable to drive her large water truck out of the complex before hitting the exit gate and causing damage to the vertical gate bars. Arrangements are being made for the company to make the necessary repairs.



RAILS

It costs about \$725/condo unit to paint the rails. Wet towels, garments, rugs, wires, etc., that are wrapped or placed on the rails can damage the rails by having continuous moisture on them or by scraping the paint off which will then lead to rust.



With recent environmental regulations, the painters cannot use the high-quality enamel-based paint that was used in the past. The water-based paint now approved appears to provide about three years of use before the rails need repainting. To minimize painting costs, residents can assist by protecting the rails as much as possible from damage.

DIVIDERS ON CONDO BUILDING BALCONIES

Dividers on condo building balconies are not allowed since they may block the views of adjacent neighbors.



RV AND TRAILER PARKING

Residents are reminded that **RVs and trailers can only park in an assigned RV parking** spot adjacent to building 1. Those vehicles parking at other locations within the complex are subject to towing.



GATE ACTIVITY **ALERT**

It appears that certain individuals are dismantling the entrance and exit gate motor modules to exit or enter the complex resulting that the gates are being left open after hours or at weekends. If residents observe this activity, please contact the Office with information.

TREE AND PALM TREE TRIMMING



Due to the high number of trees and palm trees in the complex, the trimming project takes multiple days to complete. This work will continue into December and early 2024.

GUTTERS AND DOWNSPOUTS

If residents noticed if any of the gutters and/or downspouts were not functioning during the last rain event, please contact the Office. These repairs can be scheduled prior to any future rain event.

BEFORE YOU START



If residents wish to improve their units, please check with the office to see if an architectural application is required.

UNAPPROVED MODIFICATIONS MAY BE REQUIRED TO BE REMOVED OR RE-INSTALLED per approved COA requirements.

PAGODA LIGHT DAMAGE

An individual recently damaged several pagoda lights in the complex. If residents see this type of activity, please notify the Office at 805-488-8484.



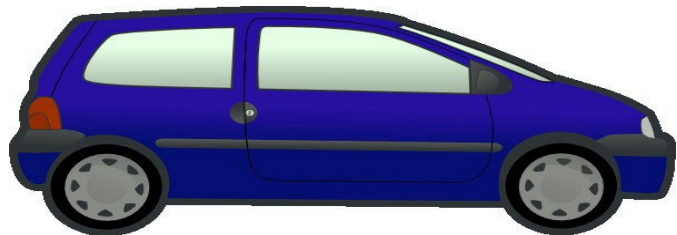
ELIMINATING THEFT OPPORTUNITIES

There are people who do their daily and holiday shopping outside your front door and from inside your vehicle!



Do not have packages left outside your front door. **Always require a signature** for delivery for items you order. If you're expecting a gift from someone, be sure to ask them to require a signature for delivery.

To avoid your vehicle being broken into **lock your vehicle** and be sure to **remove anything from view** that might entice someone to break in. Leaving anything of value in your vehicle, be it in view or in the trunk is never a good idea.



If you become a victim of a theft or break in, be sure to **report the crime to both our on-site office** either by calling **805-488-8484** or emailing the office at: SSiiiOffice@gmail.com and contacting the **police department** at **805-986-6538**

HOLIDAY DECORATIONS



Residents are reminded that strings of holiday **LIGHTS** and/or **DECORATIONS MAY NOT COME IN CONTACT WITH THE RAILS** in any manner. They may not lay, hang, wrap around or be woven through the rails.

PLEASE DISPOSE OF YOUR TREE BY JANUARY 8, 2024

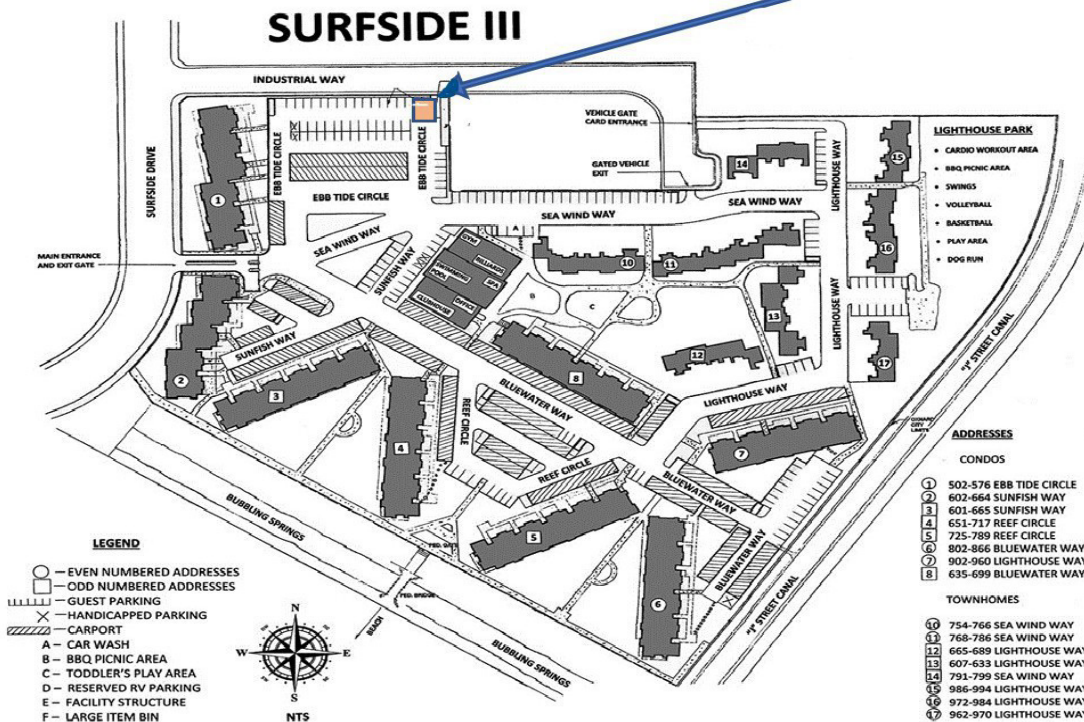


DO NOT USE the small bins for



disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



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 under layment 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.

SURFSIDEIII 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,
- gymroom 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 8:45p.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

SurfsideIII 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, CA93041

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.