

SURFSIDE III **monthly** e-NEWSLETTER

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JANUARY 13, 2024 – 8 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, JANUARY 13, 2024 @ 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 – Aug	Gallons – Sep	Gallons – Oct	Gallons – Nov
1	106,964	78,540	111,452	112,200
2	94,248	112,200	92,004	115,940
3	72,556	82,280	72,556	77,792
4	58,344	65,824	59,840	65,824
5	53,108	55,352	59,840	68,816
6	62,084	70,312	41,888	37,400
7	74,800	73,304	94,248	100,980
8	53,856	53,856	62,084	80,784

Town home water use for the 51 town homes: 8 town homes used less than 1,500 gallons; 11 town homes used between 1,500 gallons to 3,000 gallons; 16 town homes used between 3,000 gallons to 6,000 gallons; 12 town homes used between 6,000 gallons and 10,000 gallons; and 4 town home used over 10,000 gallons.

CEILING REINFORCEMENT PROJECT

Estimated completion of project is December 29, 2023, weather permitting. City inspection will be conducted in January 2024.

PROJECT FUNDING

Initial project funding: \$959,155. Invoices paid = \$796,869 (with one Change Order for \$84,031 for the additional beams and posts still to be billed). It appears that the project will be very close to the estimated cost. After all the project invoices have been paid, an analysis will be conducted to determine the amount of funds, if any, that can be returned to the owners.

ONGOING AND PENDING 2024 PROJECTS

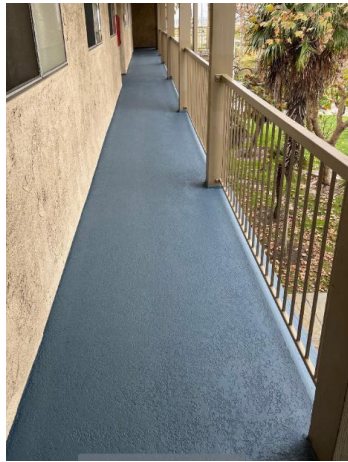
Painting of rails
Painting of Clubhouse exterior
Painting of Clubhouse interior
Painting of Condo buildings' building numbers and symbols
Install condo buildings' unit numbering signs on selected buildings
Updating Clubhouse interior lighting
Research into installation of sound deadening tiles in the Clubhouse
Street asphalt seal coating
Carport cover replacements at various locations
Tree and palm tree trimming
Sewer line cleaning at various locations
Condo building walkway/stairway sealing and painting
Balcony surfaces sealing and painting
Concrete walkway grinding and concrete walk replacement
Carport support structure painting
Purchase Clubhouse chairs
Replacement of step exercise machine and exercise bicycle as needed
Bridge wood railing repair and painting
Playground equipment replacement
Main entrance depression repair

CONDO WALKWAY SEALING AND PAINTING

The condo buildings' walkways are being sealed and painted. This process will prevent moisture from damaging the walkways. The next project will be to do the same work on the balconies. This will require that all items be removed from the second and third floor condo balconies for work to be done. The townhome balconies will also be included. Prior to this part of the work proceeding, coordination with the residents will be done. More news on this project in the future.



Building 6 third floor



Building 5 third floor

MAIN VEHICLE ENTRANCE/EXIT GATE

The damage to the main entrance/exit gates in 2023 has been above normal and it is becoming difficult to keep them operational on a regular basis. The main damage is caused by persons abusing the operating systems to break – motors, gears, pulleys, and electronic components. Double locks have been placed on the motor housings since individuals have forced them open so that they can enter the complex. When parts are on order, the gates will be left open until repairs can be made.

SURVEY ON CLUBHOUSE MURAL

One of the proposed projects is to refurbish the Clubhouse by painting the interior. At a previous board meeting, the discussion on whether to paint over the existing mural or leave it alone came up. Some owners were for leaving the mural in place, others expressed a desire to paint over the mural.

Please provide your desire to:

- a) Keep the mural as is
- b) Paint over the mural
- c) Other and provide options

Please email your comments to the Board President, a67sand@aol.com, by January 31, 2024, so that the board can discuss the options at the February 10, 2024, board meeting.



GYM RECUMBENT BIKE

After much use our old recumbent bike could no longer be repaired.

Please come to the gym and try out the new one that was recently installed.



PART OF THE BALCONY PROJECT

December 6, 2023, the work continued.



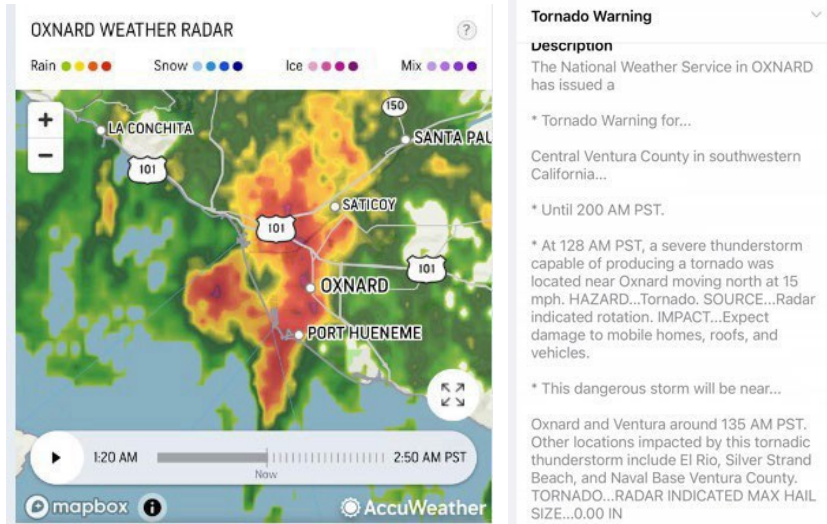
WATER HEATERS

On December 28, 2023 two new water heaters were installed in building 4 since the existing water heaters failed.



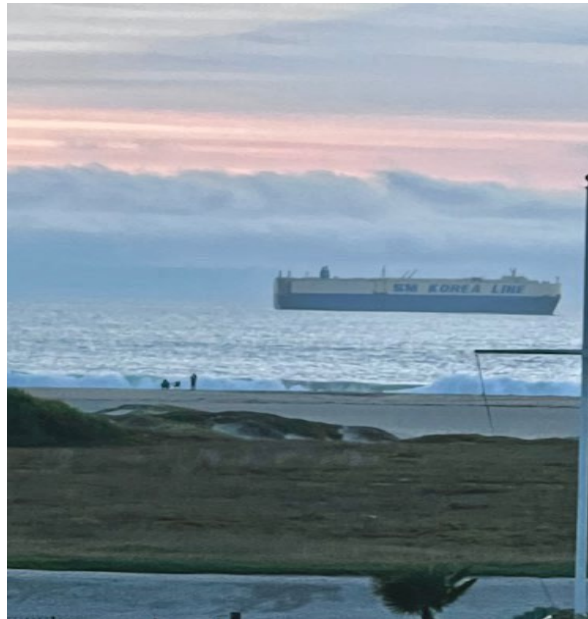
RAIN EVENT

Surfside III was fortunate to not have major issues with flooding or winds during this past historic rain event. During the five days of rain, Port Hueneme received 5.46" of rain. In the whole of 2022, rain received was 2.48".



HIGH SURF and OCEAN SWELLS

Thankfully we only saw this in front of Surfside III on December 28, 2023. Other beach areas were not as fortunate.



CHRISTMAS TREE



Please use the large bin for disposal of your tree by January 8, 2024.



TRASH DISPOSAL

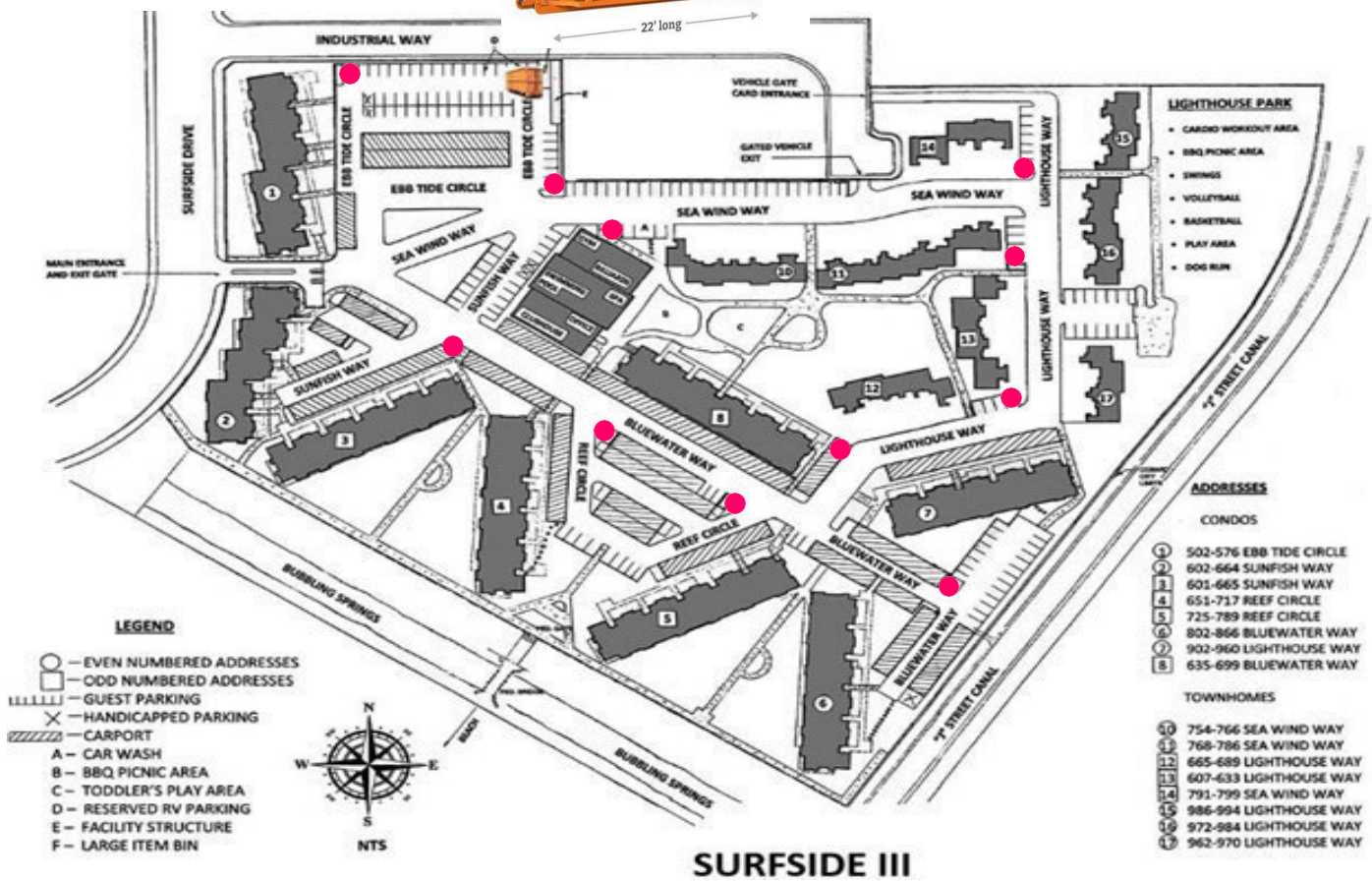
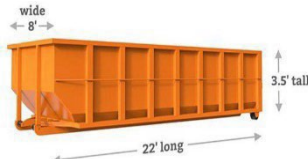
There are 11 **trash bin areas** noted on the map below in red ● They contain 2 different types of bins.

Blue Bins are for recyclable trash such as: empty tin cans & beverage cans, junk mail, cardboard, plastic & glass bottles, as well as empty aerosol cans.

Beige Bins are for disposal of non-hazardous items that fit into your indoor household trash containers.



Large Dumpster is for larger items such as furniture, carpeting, DIY items that do not include cement or any hazardous material.



These following Universal Waste Items can be recycled **FREE OF CHARGE** to Port Hueneme residents at: Del Norte Transfer Station 111 S Del Norte Blvd Oxnard, CA 93030 (805) 385-8060 Televisions & computer monitors, tires, electronic devices such as cell phones, microwaves, radios, computers & printers, batteries, fluorescent tubes or bulbs, antifreeze, motor oil, water- based latex paint.

Hazardous Waste Items, such as any items containing mercury, oil based paint, solvents, pesticides, cleaners, & propane can be taken to: Clean Harbors Environmental Services (Near Camarillo Airport) 880 W Verdula St Camarillo, CA 93010 (805) 987-0717 **FREE OF CHARGE** to: Port Hueneme Residents Only (Please Call To Schedule an Appointment)

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 by the email address you have submitted.
- You may also request that the newsletter be sent to you via mail: 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.