

SURFSIDE III monthly e-NEWSLETTER

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FEBRUARY 2024 – 8 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, FEBRUARY 10th @ 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 – Sep	Gallons – Oct	Gallons – Nov	Gallons – Dec
1	78,540	111,452	112,200	112,948
2	112,200	92,004	115,940	89,760
3	82,280	72,556	77,792	63,580
4	65,824	59,840	65,824	53,108
5	55,352	59,840	68,816	47,872
6	70,312	41,888	37,400	36,652
7	73,304	94,248	100,980	81,532
8	53,856	62,084	80,784	54,604

Town home water use for the 51 town homes: 13 town homes used less than 1,500 gallons; 12 town homes used between 1,500 gallons to 3,000 gallons; 16 town homes used between 3,000 gallons to 6,000 gallons; 9 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

Building 1 residents have been comparing their water use with other buildings. A resident suggested that the building 1 owners listen for constant washing of clothes which might suggest that a resident is using their unit as a clothes cleaning/washing establishment. **If a resident does hear this constant use of water, please report your findings to the Office for further investigation.**

CEILING REINFORCEMENT PROJECT

Thank you for your patience while this project was ongoing. The Ceiling Reinforcement Project construction was completed on 1.5.2024.

A report showing the work that was performed can be viewed under DOCUMENTS > Major Projects, on the Surfside III website at surfsideiii.org.

PROJECT FUNDING

Initial estimated project cost: \$959,155. Invoices paid so far = \$883,145. It appears that the project will be below the estimated cost. Once the final accounting has been completed and all bills paid, an analysis will be made as to the amount of funds to be credited back to the owners.

ONGOING AND PENDING 2024 PROJECTS

Completed 2024 Projects

- Updated Clubhouse interior lighting – *Completed - \$11,417*
- Clubhouse window replacements (four panels) – *Completed - \$5,212*
- Replacement of five existing Clubhouse exhaust fans - *Completed - \$11,663*
- Main entrance depression repair – *Completed - \$3,300*

Ongoing 2024 Projects

- Painting of rails – *ongoing*
- Condo building walkway/stairway sealing and painting – *ongoing – buildings 1,2,3,4,5 and 6 completed*
- Concrete walkway grinding and concrete walk replacement - *\$13,860 start date TBD*
- Painting of Clubhouse exterior – *\$45,170 contract awarded – start date TBD*
- Painting of Condo buildings' building numbers and symbols – *awaiting bids*
- Carport cover replacements at various locations – *awaiting carport cover delivery - \$26,280*
- Tree and palm tree trimming – *Awaiting cost estimate*
- Bridge wood railings repair and painting – *Initial inspection completed 1.5.2024*
- Installation of sound deadening tiles in the Clubhouse – *Awaiting further data*
- Sewer line cleaning at various locations – *\$20,000 Contract awarded – start date TBD*
- Cleaning and sealing of Clubhouse both pool side bathroom walls and floor tiles - *\$7,850 – start date TBD*
- Car wash pavers and foundation repair – *start date 1.26.24*

Projects to be started

- Painting of Clubhouse interior
- Install condo buildings' unit numbering signs on selected buildings
- Street asphalt seal coating
- Balcony surfaces sealing and painting – Owners will be notified as to the approximate starting of this project since all items will be needed to be removed from the balcony
- Carport support structure painting
- Purchase Clubhouse chairs/desk
- Replacement of step exercise machine and exercise bicycle as needed
- Playground equipment replacement as needed

SURVEY ON CLUBHOUSE MURAL

As of 1.26.24, twenty-five responses have been received.

- 21 responses wish to keep the mural,
- 3 responses wish to paint it over, and
- 1 response proposed several options on what to do.

Final survey results received prior to January 31st will be posted in the March Newsletter.



DRIVEWAY REPAIR

Over time, the Surfside Drive main entrance driveway pavers have settled causing puddles to form when it rains. The affected pavers were removed, a new foundation was laid, and then the pavers were reset at the correct elevation.



CLUBHOUSE EXHAUST FANS



Workers shown installing five replacement exhaust fans on Clubhouse roof. These fans will exchange moisture filled air with fresh air to minimize window fogging in the Clubhouse.

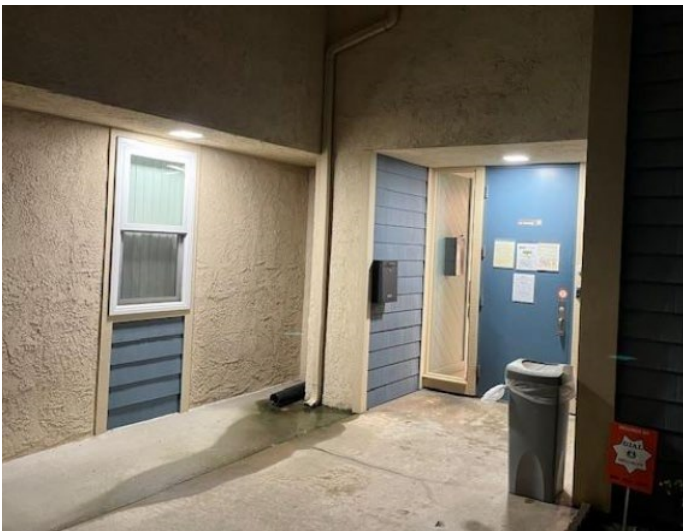
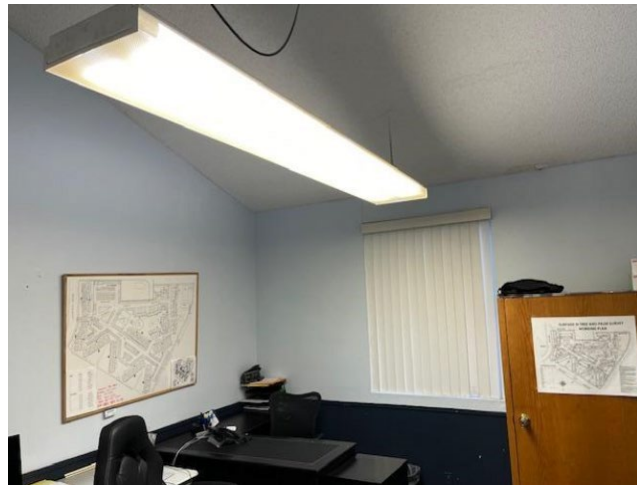
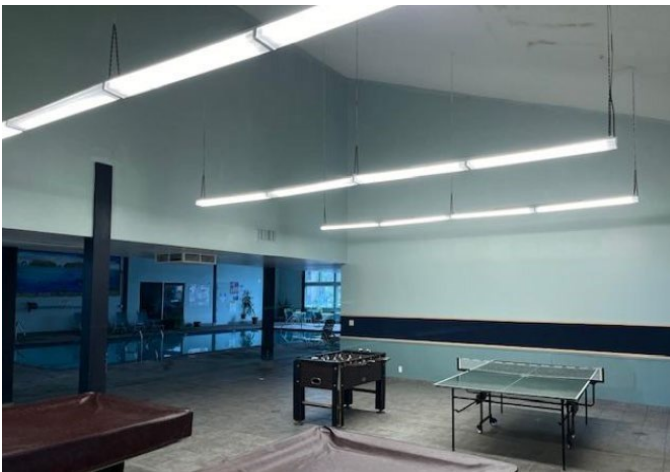
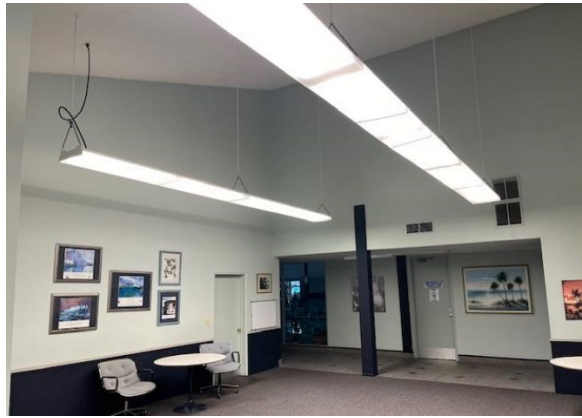
CLUBHOUSE WINDOW PANES



The stained Clubhouse window glass panes below the louvered windows were replaced with new ones recently.

CLUBHOUSE LIGHTING

The Clubhouse lighting has been upgraded to LED which provides better lighting and will save on electricity costs.



CONDO WALKWAY SEALING AND PAINTING

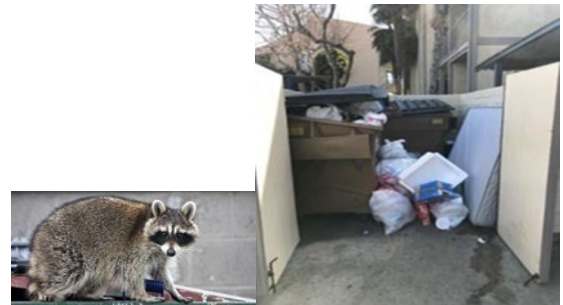
The condo buildings' walkways are being sealed and painted. This process will prevent moisture from damaging the walkways. So far, all the buildings except for 7 and 8 have been completed. The walkways for these two buildings should be completed by early February, weather permitting.



OVERFILLING TRASH BINS

Please do not feed raccoons by overfilling the trash bins. One was seen in the late evening feasting on the overflow trash.

If you see one, please remember that although they are really cute, they can be very aggressive, so do not engage. Just walk away slowly.



CAR WASH PAVERS AND FOUNDATION REPAIR

In the past, the car wash area had a concrete base. As vehicles were being washed, the water and soap runoff would travel from the car wash to the Surfside Drive concrete gutter and from there would drain to Bubbling Springs. The City stated that the drainage from the car wash area to Bubbling Springs was to cease. The COA removed the concrete and added gravel and pavers at the car wash site so that the drainage would mostly go into the ground.



Over time the car wash area has settled causing ponding at the site when in operation. The water will eventually drain but while the vehicles were being washed, the water would rise over the resident's shoes.

The cleaning and leveling of the pavers will allow the site to function better and drain as intended.



DRAINPIPE INSTALLATION

During the last large storm, the area at the junction of buildings 5 and 6 became a chokepoint for the water flowing from the gutters of the two buildings. To assist in the drainage of water at this site, two 4" diameter drain lines were installed to carry the water from the two building downspouts to the carport area where the water will discharge onto Bluewater Way. The drain adjacent to building 5 has a small bend in it to avoid the cement footing that protrudes from the building.



HEATER MAINTENANCE REMINDER

Now that the heaters are being used, it is suggested that the heater filters be looked at and replaced if necessary. If you notice that there are issues with your heater operation, please contact a heater firm to inspect your heater.



Filter tray is on the bottom Used filter

OBSOLETE UNIT KEY

Please submit a current copy of your unit's working key(s) to the following doors to the office if you have not done so previously:

- front door
- security door
- garage door (if applicable)

These keys are to be **used only in case of emergencies** such as flood, fire, or other safety issues or in the case of ongoing repairs which need to be completed during the absence of the owner/resident.

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 on site 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.