

# SURFSIDE III monthly e-NEWSLETTER

Authored by: Andy Santamaria  
[a67sand@aol.com](mailto:a67sand@aol.com)

Contributing Editor: Lya Findel  
[surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

MARCH, 2024 – 7 page edition

## Surfside III Condominium Owners' Association, Inc.



### OWNERS' OPEN BOARD MEETING

SATURDAY, MARCH 9, 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](http://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 – Oct	Gallons – Nov	Gallons – Dec	Gallons – Jan
1	111,452	112,200	112,948	94,248
2	92,004	115,940	89,760	55,352
3	72,556	77,792	63,580	80,784
4	59,840	65,824	53,108	55,352
5	59,840	68,816	47,872	52,360
6	41,888	37,400	36,652	50,864
7	94,248	100,980	81,532	94,248
8	62,084	80,784	54,604	48,620

Town home water use for the 51 town homes: 15 town homes used less than 1,500 gallons; 9 town homes used between 1,500 gallons to 3,000 gallons; 19 town homes used between 3,000 gallons to 6,000 gallons; 7 town homes used between 6,000 gallons and 10,000 gallons; and 1 town home used over 10,000 gallons.

### CEILING REINFORCEMENT PROJECT FUNDING

A preliminary review that still needs to be verified shows that the total cost of the project was \$891,283.97. Since the operating fund paid \$300,000, \$591,283.97 needed to be borrowed from the reserve fund and paid back using a Special Assessment process.

If all 309 owners paid \$178/month for 11 months, the amount collected would be \$605,022.

This means that the surplus of \$13,738.03, or \$44.46/unit account can be returned to the owners who have paid the full amount and that the \$178 special assessment would not need to be collected in May 2024.

The March and April payments of \$178/month will still need to be paid.

## **CLUBHOUSE MURAL SURVEY**



Thirty-three responses were submitted. Twenty-nine responses voted to keep the mural, three responses voted to paint it over, and one response proposed several options on what to do.

Based on this owner survey, the mural will remain when the interior of the Clubhouse is painted.

## **TREE AND PALM TREE TRIMMING**

Starting April 29<sup>th</sup> through May 2<sup>nd</sup> (if weather permits) there will be multiple crews from the contracted tree and palm tree trimming company working throughout our community. Once the greenery is cut it is shredded on-site so there will be additional machinery noise during this process.

## **GUTTERS**

The cleaning of the gutters is almost completed. Following will be the repair/replacement of gutters that have been damaged or are not working properly.

## **SIDEWALK GRINDING**



Every two or three years, a contractor is hired to grind any sidewalk areas that are raised. This work is now complete.

## **PLAYGROUND SAND**

Through wind and wear and tear, the sand in the playground surrounded by building 8, the townhomes and the Clubhouse has slowly been disappearing. Recently, the playground received additional sand to provide a suitable play area.



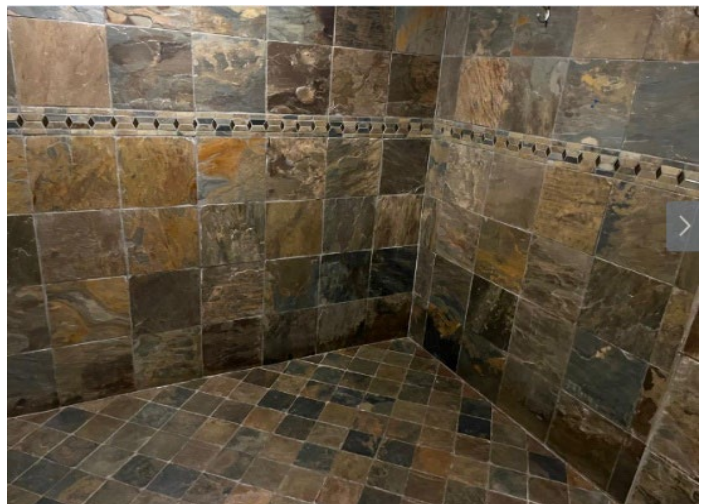
## **SIDEWALK REPLACEMENT**



Tree roots cause significant damage to adjacent sidewalks by lifting and cracking them to such an extent that grinding no longer works. In these situations, the sidewalks need to be replaced. This section was replaced in the vicinity of the playground area.

## **CLUBHOUSE BATHROOMS**

The tile in the clubhouse bathrooms adjacent to the gym needed staining and sealing. By sealing the tile, the number of small pieces of tile becoming loose and eventually clogging the shower drains will be minimized.



## **TREE BRANCHES IN LIGHTHOUSE PARK**

With the recent wind and rainstorms, two large Lighthouse Park tree branches fell. No structural damage was caused.



## DRAIN BY THE EXIT GATE

The recent rain has resulted in modifications to the existing drainage system in the complex. To facilitate the flow of water coming from building 1 parking lot and beyond and going out the driveway towards Surfside Drive, the drain at the exit gate was modified.



## TOWNHOME DRAINAGE SYSTEMS

Some of the townhome drainage pipes adjacent to the playground area behind the clubhouse were not efficient in discharging the water in the rain gutters. New discharge systems were installed.



Before



After

**SURVEY ON CLUBHOUSE USE** – response deadline – March 25, 2024

The Board is seeking the best utilization of **this Clubhouse space**, which is also used for the COA monthly meetings.



**How often during the past twelve months have you:**

1. Taken a book or magazine to read later? \_\_\_\_\_
2. Donated books, magazines, games, DVDs, or other items to this space? \_\_\_\_\_
3. Used this space for playing table games (cards, puzzles etc.)? \_\_\_\_\_
4. Reserved this space for a private social event? \_\_\_\_\_ If yes, how many guests were there? \_\_\_\_\_
5. Visited with friends? \_\_\_\_\_
6. Used electronic devices (computers etc.)? \_\_\_\_\_
7. Quiet space to relax? \_\_\_\_\_

**What would you consider to be the best usage of this space?**

*Please email your response to this survey to the Board Vice-President, Lya Findel at [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com) by **March 25, 2024**, so that the results of this survey may be included in the April e-Newsletter edition.*

***At the April 13, 2024, Board Meeting** we will add your survey responses to the Board's discussion regarding the best utilization of this area of our Clubhouse.*

**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 2<sup>nd</sup> and 3<sup>rd</sup> 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](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)

**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

**Director:** Kevin Schultz [surfsideiiiikps@gmail.com](mailto:surfsideiiiikps@gmail.com)

**CLUBHOUSE**

**ON-SITE PROPERTY MANAGER:** Monica Martinez [SSiiiOffice@gmail.com](mailto: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](mailto: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](http://Surfsideiii.org)
- Posted on the bulletin board in Clubhouse
- By emailing [ssiiioffice@gmail.com](mailto: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.