

SURFSIDE III **monthly** e-NEWSLETTER

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MAY 2024 – 6 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, May 11, 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 – Dec	Gallons – Jan	Gallons – Feb	Gallons – Mar
1	112,948	94,248	100,980	83,028
2	89,760	55,352	57,596	44,880
3	63,580	80,784	73,304	66,572
4	53,108	55,352	62,084	52,360
5	47,872	52,360	62,832	69,564
6	36,652	50,864	46,376	59,840
7	81,532	94,248	96,492	79,288
8	54,604	48,620	62,832	76,296

Town home water use for the 51 town homes: 8 town homes used less than 1,500 gallons; 15 town homes used between 1,500 gallons to 3,000 gallons; 18 town homes used between 3,000 gallons to 6,000 gallons; 8 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

SPECIAL ASSESSMENT

Your May bill from Lordon no longer includes the \$178 Special Assessment since the Ceiling reinforcement project funding has been met.

VACANT BOARD DIRECTOR SEAT

A recent Board vacancy resulted when one of our directors sold their unit. Interviews are being held of owners that submitted applications to fill that vacancy. During the May 11, 2024, Executive Session a decision will be made regarding filling the vacant Director's position. That decision will be announced during the Open Session.

CONDO BUILDING ATTIC WATER LINE VALVE REPAIRS

Some of the condo buildings are undergoing water line valve repairs in the attics. These valves allow the water to be shut off in each of the stacks (top, middle, and bottom units) when owners are remodeling their bathrooms or kitchens.



This work will inconvenience the residents since the water in the building will be shut off for a period of time.

ELEVATORS

Some of the elevators are failing to operate at various times which makes it difficult for the elevator technician to determine the failure cause. For example, some elevators reset themselves after shutting down due to residents blocking the elevator doors from closing. When the technician arrives, the elevators are working so no repairs are needed but a service charge is placed on the COA account.

When the elevators are not working for a longer period of time, a request for service is placed. Usually, the technician can repair the issue upon arrival. Other times, parts will need to be ordered. The arrival of the parts can take time and when they arrive, the elevator can be repaired.

CONDO BUILDING WALKWAY SEALING/PAINTING PROJECT

Because of the weather, it took some time for this project to be completed but all condo walkways have been sealed and painted. This project will provide moisture protection to the walkways. Residents are encouraged to take care of the walkways by not spilling liquids and staining the paint.

PLACEMENT OF SOUND PRODUCING OBJECTS ON THE PATIOS AND BALCONIES

While living in a single-family home one may enjoy the sounds of chimes or sound machines without disturbing neighbors.

Here, at Surfside III, neighbors are right next to each other, especially in the condo buildings. What one believes is sweet sounds can be irritating to others.

Residents are reminded that it is best not to install chimes or other sound producing objects on their patios/balconies. If two or more complaints are received, then the noise producing objects will need to be removed.

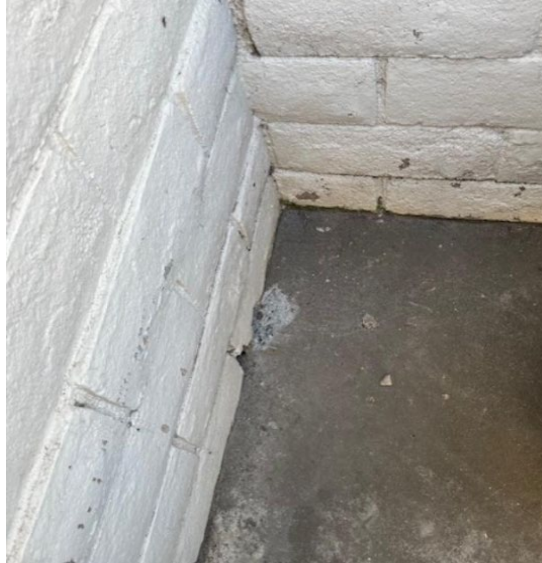


DRAINAGE INSTALLATIONS

The recent rainy weather has caused various issues throughout the complex that had not been known before. As they are identified, they are addressed.

Below are two sites where flooding was occurring due to the intense rain.

One of the refuse collection sites was not able to drain the rainwater fast enough and the site collected water at such a level that residents were not able to enter without getting their shoes soaked.



A drain hole was made in the refuse wall site, a pipe was installed on the opposite side, and the rainwater is now able to drain directly into the street.

The second flooding area was adjacent to a ground floor condo balcony.



The rainwater was not able to drain properly because the adjacent tree roots acted as a dam.

A drain was installed with a pipe leading to the proper drainage area. This will minimize any ponding of water at this site.

DOGS



Surfside III has rules regarding your dog. These rules help to protect the owner, pet, guests, and other residents.

" Dogs, must be **on a leash** and always accompanied by an individual and under control when outside of the individual unit."

This notice serves as a reminder that rules that are broken may result in a fine following a Board hearing.

OIL STAINS



When oil stains occur, it is the **owner's responsibility to remove the stain.**

It is not the responsibility of the Surfside III association.

ISSUES IN UNITS

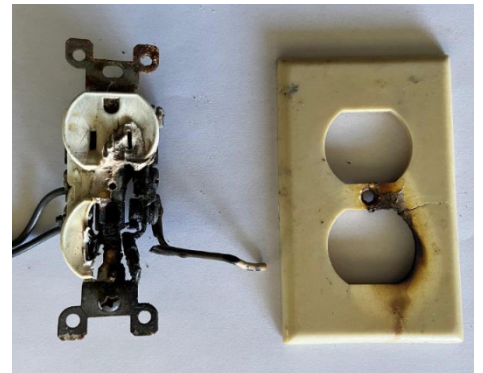
It is hard to believe but some residents do not pay attention to the various issues that may arise in their units.

If there are:

- odors due to electrical issues,
- water bubbles in the ceiling or walls
- backing up of junk into the showers or tubs

PLEASE INVESTIGATE THE CAUSE AND CONTACT THE OFFICE.

This was reported recently. →



SURFSIDE III WELCOMING COMMITTEE - HAPPY HOUR IN THE CLUBHOUSE

Friday, May 24, 2024, from 4-7 pm

Please join us in the Clubhouse for a little socializing with your neighbors.

Please bring your own beverages. Plates, forks, napkins, and name tags will be provided. You don't need to bring an appetizer, but we will have tables set up for food if you feel like bringing something to share.

Invite your neighbors!

There is no need to RSVP, but if you have questions, please contact Amy Bruder or Page LaPenn at:

Amy Bruder
amycbruder@aol.com

Page LaPenn
pagelapenn@gmail.com

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: Vacant

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, 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.