

# 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)

July 2024 – 8 page edition

## Surfside III Condominium Owners' Association, Inc.



### OWNERS' OPEN BOARD MEETING

SATURDAY, July 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](http://www.surfsideiii.org) Board Meetings: ➔ Agendas



### FOURTH OF JULY CELEBRATION

For those who are recent residents of Surfside III with pets, please be aware that fireworks, firecrackers, and other forms of loud celebratory sounds may be occurring before, during, and after the Fourth.

The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where people sometimes light fireworks.

Each year, the Port Hueneme Police Department receives hundreds of complaints regarding illegal fireworks on July 4th, and the days leading to the Fourth of July. **The fine for possession, sales, and setting off illegal fireworks starts at \$1,000 and may result in arrest.** The police complaint line is **805-986-6539**.

### TEMPORARY RESTRICTED PARKING NOTICE

July 23 – July 30 – August 6

Parked vehicles will be towed, at the owners' expense, in sections being seal coated. Detailed explanation is provided under the Street Seal coat Project article appearing in this newsletter.



### CONTACT INFORMATION

There was a recent death of a Surfside III resident. When the police contacted the Office for next of kin information, no information was available. It is suggested that contact information be provided to the Office in case the need arises.

## UNIT ENTRY

Some comments were received during the electrical panel replacement project about the right of entry to units to perform the work. The CC&Rs, Article V, Section 1 (m) states that the COA has the right to enter upon any privately owned lot or unit where necessary in connection with construction, maintenance or repair for the benefit of the Common Areas or the owners in common.

## CONDO BUILDING AND TOWNHOME WATER USE

The latest water meter readings reported by the City of Port Hueneme shows the following water use per condo building:

Building	Gallons – Feb	Gallons – Mar	Gallons – Apr	Gallons – May
1	100,980	83,028	80,036	77,044
2	57,596	44,880	44,880	35,156
3	73,304	66,572	44,880	32,164
4	62,084	52,360	48,620	58,344
5	62,832	69,564	65,824	40,392
6	46,376	59,840	97,988	96,492
7	96,492	79,288	75,548	71,060
8	62,832	76,296	66,572	50,864

Town home water use for the 51 town homes: 9 town homes used less than 1,500 gallons; 17 town homes used between 1,500 gallons to 3,000 gallons; 17 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 homes used over 10,000 gallons.

## ELECTRICAL PANELS IN SOME CONDO UNITS WERE REPLACED



Sample installation

Thirty condo unit electrical panels were recently replaced, mostly in Building 5. Every year, additional electrical panels will be installed in the remaining condo units which have the original Zinsco electrical panels.

If current condo building owners, who have paid for the electrical panel installation themselves, wish to receive reimbursement for the replacement of their unit(s) electrical panel with an approved electrical panel, a receipt for the installation of the panel can be submitted for review.

If approved, the COA will reimburse the current owner the cost of the panel replacement up to \$695.00, whichever is less. The current owner can also submit a receipt for a City Permit and the COA will reimburse the owner up to \$300.00, whichever is less.

## SMOKE ALARM

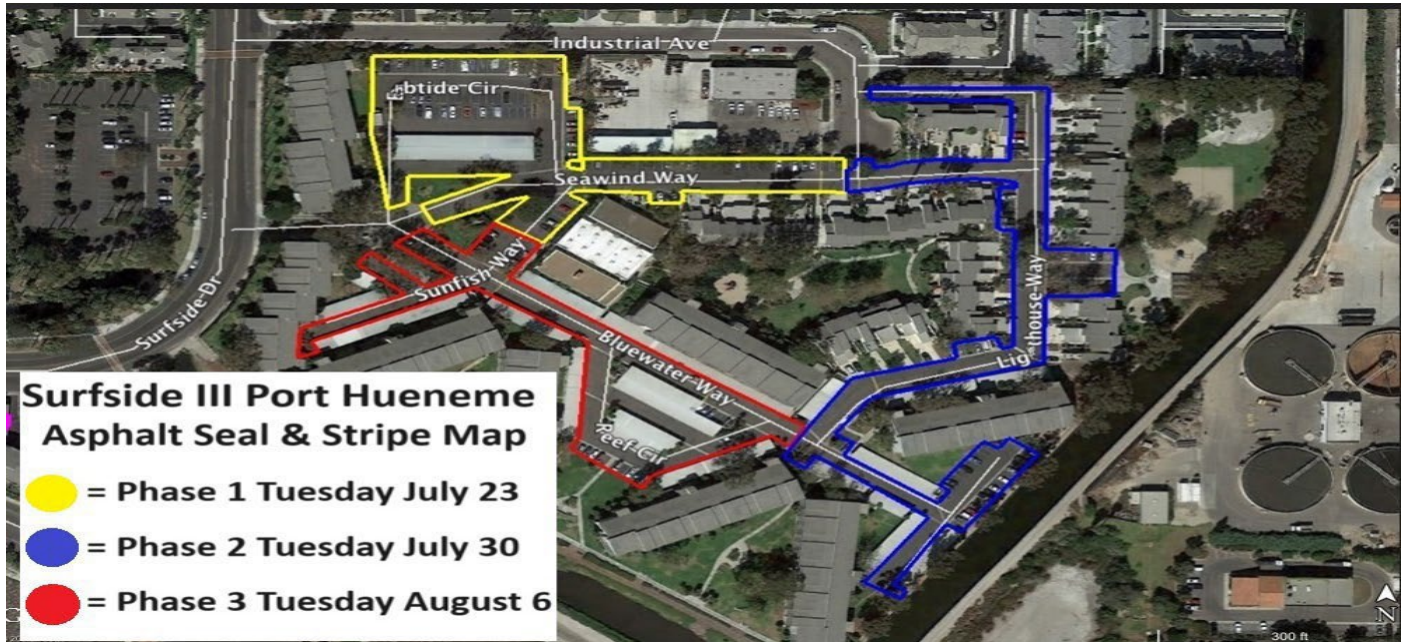


Unit smoke alarms **are not hooked up to the fire department** so if residents hear one going on for an extended period of time they should investigate or call the fire department.

## STREET SEAL COAT PROJECT

### ATTENTION RESIDENTS OF SURFSIDE III IMPORTANT STREET WORK NOTICE

In an effort to maintain the streets of the community, the COA has contracted with Asphalt Professionals, Inc. to seal coat the streets and re-stripe the parking areas as shown below.



**\*Note:** The streets will remain closed the day after seal coating each phase to allow sufficient time for the seal coat to cure and properly dry before re-opening to cars. The minimum drying time required is 24 hours after the seal coat has been applied.

That means the streets for all three phases will be opened at the end of the day Wednesday. This is weather permitting. If it turns out to be cloudy and cool, the streets might have to be closed longer.

#### Instructions/important information:

- Please remove all vehicles from the streets by 7am on the days shown above.
- **ANY VEHICLE LEFT ON THE STREET THE DAY WORK COMMENCES WILL BE TOWED AT THE VEHICLE OWNER'S EXPENSE.**
- PLEASE DO NOT DRIVE ON THE STREETS until the contractor removes the barricades.
- If you do drive on the wet seal coat, you will be held responsible for the damage.
- Please park your cars elsewhere and use concrete areas and sidewalk to enter and leave your home.
- If you plan on keeping your car in your carport/garage, it will be trapped until the streets are re-opened. If you choose to leave your vehicle in your carport space, you accept responsibility for any damage caused by the seal coat application that may adhere to your vehicle.
- PLEASE DO NOT STEP ON THE WET MATERIAL and keep pets off the fresh seal coat.
- Coordinate with Amazon, FedEx, UPS, or any other delivery service to minimize truck traffic during the work period.
- Move in/move out from units will be impacted by this work. Please plan accordingly.
- Please note that after the streets are opened back up to traffic, scuff marks and turn marks from car tires will appear. This is completely normal and they will go away in a few weeks.
- Owners are reminded that there are two entrances and exits to the complex. The main one is off Surfside Drive and the other one is off Industrial Avenue (which leads to Seawind Way and Lighthouse Way).

Your patience and cooperation during this time is greatly appreciated. Along with your help, we will strive to minimize the inconvenience as much as possible.

## DIRECTOR ELECTION APPLICATION DEADLINE

### Election of Board Directors

The election of Board Directors will be held on October 12, 2024. There are five volunteer positions for Directors. Any owner who is interested in becoming a Director is asked to submit a Nomination Form which is available at [surfsideiii.org](http://surfsideiii.org) or by requesting that one be sent by sending an email to [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) or by calling the Surfside III Office. Nomination forms are to be submitted to the Surfside III Onsite Office, 600 Sunfish Way, Port Hueneme, CA 93041 by **Noon on July 18, 2024.**

In the event that, at the conclusion of the nomination period, there are the same number or fewer qualified candidates as there are open board positions, the Board of Directors may, upon a majority vote, elect to seat the qualified candidates by acclamation, thus bypassing the need for a formal ballot.

## RACCOONS ENTERING UNITS



It has been reported that a resident in Building 2 awoke to find raccoons in her unit eating her cat's food that was on the floor. It appears that the raccoons were able to open the slider on the balcony to gain entry. Another resident in Building 5, 3<sup>rd</sup> floor, reported an attempted raccoon entry that was stopped by her dog.

*AI generated*

## FOOD/ORGANICS RECYCLING PROGRAM

Residents will notice green containers have been placed throughout the complex for disposal of organic material: **meat, poultry, seafood, fruits, vegetables, pasta, rice, bread, grains, eggs, dairy products, coffee grounds and landscaping items such as leaves, plants, and branches.** These containers have been placed in all trash receptacles that have additional room.



NO DIRECT DISPOSAL of ORGANIC MATERIAL.

**EVERYTHING MUST BE ENCLOSED IN A BAG** (paper or plastic) before disposal.



## **CLUBHOUSE**

*Before*



*During*



*After*

## **OWNERS NOT RECEIVING INFORMATION**

All **pertinent** Surfside III COA information is sent via **USPS** mail to the **current mailing address on file with Lordon.**

General information is provided in the monthly newsletter which may be sent to you via email, by contacting the office at [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) and providing your email address. Our Surfsideiii.org website also publishes our monthly newsletter.

Recent comments received regarding communication failures.

- “I don’t pick up my mail, so how could I have seen the COA notice?”
- “Don’t you know I moved?”
- “Please call me when you send me something so that I can look out for it.”
- “No body tells me anything and no, I don’t read the Newsletter.”

All 309 property owners are treated equally so please understand that your **USPS mailing address** contact information on file is the **only** way to assure that you receive timely pertinent information.

Surfside III Welcoming Committee

## HAPPY HOUR IN THE CLUBHOUSE

**Friday, July 26th, 2024**  
**4:00 – 7:00 pm**

Please join us in the Clubhouse for some social time 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 [amycbruder@aol.com](mailto:amycbruder@aol.com)

or

Page LaPenn [pagelapenn@gmail.com](mailto:pagelapenn@gmail.com)

(602) 531-5108

(562) 370-7590

Scheduled dates for HAPPY HOUR in the CLUBHOUSE for the remainder of the year are:

August 16

September 27

October 25

November 22

December 20

**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.

**ARCHITECTURE 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.

**SURFSIDEIII 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:** Bob Meyer [bobmeyerss3@yahoo.com](mailto:bobmeyerss3@yahoo.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.