

# 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)

**AUGUST 2024 – 9 page edition**

## SurfsideIII Condominium Owners' Association, Inc.



### OWNERS' OPEN BOARD MEETING

**SATURDAY, August 10, 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

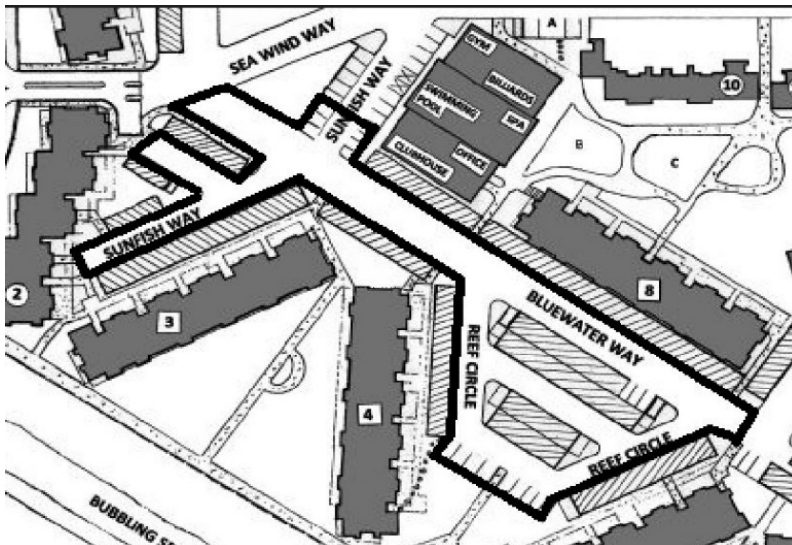
**AGENDA** items will be posted **4 days prior to scheduled meeting** on the Clubhouse Bulletin Board and on:  
[www.surfsideiii.org](http://www.surfsideiii.org) Board Meetings: ➔ Agendas

### STREET SEAL COAT PROJECT

The third phase of the street seal coat project will start **August 6, 2024**.

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. (Four vehicles were towed during the Phase 1 project.)**
- If you plan on keeping your car in your carport/garage, it will be trapped until the streets are re-opened.

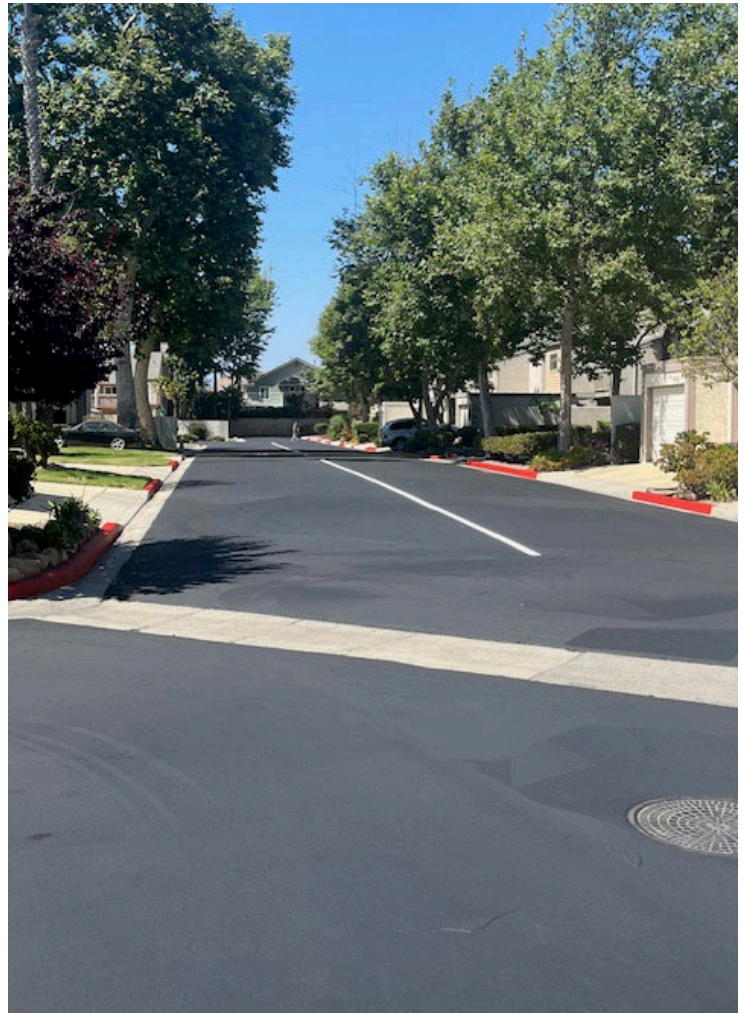


Phase 1 – completed section photos below.



Phase 2 completed section below





## **BOARD DIRECTOR APPLICATIONS RECEIVED**

The Office received five applications by the Noon July 18, 2024, deadline by owners wishing to be elected to the Board.

Applications were received from the current directors: Lya Findel, Bruce Kulpa, Barbara Lopez, Robert Meyer, and Andy Santamaria.

Since there are the same number of 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 process.

## **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 and townhome water usage:

Building	Gallons – Mar	Gallons – Apr	Gallons – May	Gallons – Jun
1	83,028	80,036	77,044	77,044
2	44,880	44,880	35,156	41,888
3	66,572	44,880	32,164	31,416
4	52,360	48,620	58,344	66,572
5	69,564	65,824	40,392	41,140
6	59,840	97,988	96,492	111,452
7	79,288	75,548	71,060	86,020
8	76,296	66,572	50,864	56,848

Town home water use for the 51 town homes: 14 town homes used less than 1,500 gallons; 12 town homes used between 1,500 gallons to 3,000 gallons; 17 town homes used between 3,000 gallons to 6,000 gallons; 5 town homes used between 6,000 gallons and 10,000 gallons; and 3 town homes used over 10,000 gallons.

## **PLUMBING**

Condo building residents are reminded that the water line shut off valves are in the buildings' attics. To perform **valve replacements** at sinks, toilets, and showers/tubs, the **resident is to call the office twenty-four hours in advance** so that proper water shut off notification can be provided to the residents in the same stack of units.



*2<sup>nd</sup> floor water valve*

One resident did not do this recently. The second-floor resident removed the toilet shut off water valve without having the water turned off and water started to flood his bathroom.

Eventually, the water migrated to the unit below causing some water damage like this photo before staff could turn off the water.



*Sample 1<sup>st</sup> floor ceiling damage*

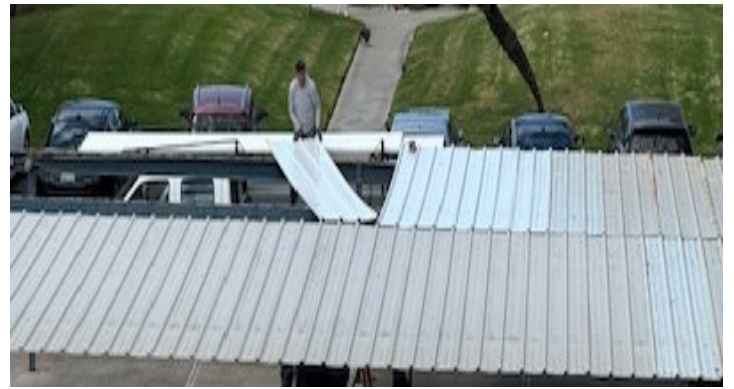
Any cost associated with water damage caused by the unit above is the sole responsibility of the owner of the unit above.

## CARPORT PANEL REPLACEMENT



Seventy-two damaged carport panels were recently replaced throughout the complex. In time, nature will do its magic so the newer panels will blend in color with the older ones.

One may ask: "Why didn't the rest of the panels get replaced?" Funding for projects is distributed to focus on maintaining and replacing damaged materials. Functional panels have been left in place. To replace all the panels, the estimated cost would be upwards of \$250,000. This would require raising the assessments a substantial amount.



## **AB1572 – POTABLE WATER USE**

This law, which takes effect for Associations on January 1, 2029, and as it is currently written, will require that Nonfunctional turf (aesthetic) areas not be irrigated with potable water. Functional turf areas such as recreational areas, playing fields, and parks may be irrigated with potable water.

So why bring this topic up now?

The time to start collecting funds to comply with this law will be in 2026 and 2027 with installation of any new irrigation systems and approved plantings to occur in 2028. To do this, a landscaping plan will need to be completed in 2025 so that a cost estimate can be arrived at.

If you are interested in participating in the creation of a landscaping plan for the complex to address nonfunctional turf, please contact Andy at [a67sand@aol.com](mailto:a67sand@aol.com).

Sample sites of Nonfunctional Turf:



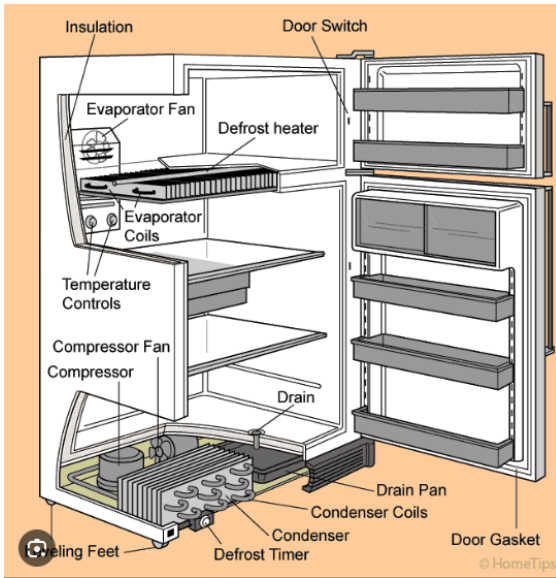
## **COLOR PALETTE FOR STRUCTURES**

The Reserve Report schedule shows that two condo buildings and two townhome buildings are scheduled to be painted in 2025. Some residents have expressed a desire to update the color palette that is currently being used and which has been approved by the City.

The process being proposed is for a color palette to be created, presented to the board for approval, then sent to the City for approval.

If you are interested in assisting in selecting the colors being used to paint the structures, please contact Andy at [a67sand@aol.com](mailto:a67sand@aol.com).

## **REFRIGERATOR DRAIN PAN**



When residents leave their unit for a long period of time and turn off/disconnect their refrigerator, they should be aware that any condensation in the refrigerator will eventually drain to the drain pan at the bottom.

**Once the drain pan is full, the water will overflow onto the floor.**

For those living on the second and third floor of the condo building units, this water may then seep into the unit below and cause damage.

The cost of repairing the damage to the unit below by such a leakage is the sole responsibility of the owner of the unit that caused the damage.

Surfside III Welcoming Committee

## **HAPPY HOUR IN THE CLUBHOUSE**

**Friday, August 16, 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:

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:

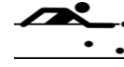
- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage

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.