

SURFSIDE III monthly e-NEWSLETTER

Authored by: Andy Santamaria
a67sand@aol.com

Contributing Editor: Lya Findel
surfsideiiiLya@gmail.com

September 2024 – 8 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, September 14, 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

Important dates regarding information contained in this newsletter issue:

- September 10, 2024 – Elevator testing
- September 12, 2024 - Deadline for submission of short-term rental survey
- September 14, 2024 - 2025 Budget presentation at Board Meeting
- September 27, 2024 - Happy Hour event
- September 30, 2024 - Start of partial Clubhouse closure
- October 1, 2024 - Start of three-month Special Assessment

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 – Apr	Gallons – May	Gallons – Jun	Gallons – July
1	80,036	77,044	77,044	85,272
2	44,880	35,156	41,888	52,360
3	44,880	32,164	31,416	51,612
4	48,620	58,344	66,572	90,508
5	65,824	40,392	41,140	51,612
6	97,988	96,492	111,452	58,344
7	75,548	71,060	86,020	124,168
8	66,572	50,864	56,848	66,572

Town home water use for the 51 town homes: 12 town homes used less than 1,500 gallons; 12 town homes used between 1,500 gallons to 3,000 gallons; 14 town homes used between 3,000 gallons to 6,000 gallons; 11 town homes used between 6,000 gallons and 10,000 gallons; and 2 town homes used over 10,000 gallons.

2025 BUDGET REPORT

The Budget Committee will present a report to the Board at the meeting of 9.14.24. The report will include the recommended monthly assessment to be billed in 2025.

SPECIAL ASSESSMENT – 3 month duration

Additional \$38.00 monthly payment due for **October, November and December 2024.**

At the August 10, 2024, board meeting, the board approved the issuance of:

- **Special Assessment total of \$114 to pay for the insurance premium increase in 2024.**
- The payment amount is to be divided into 3 equal monthly payments of \$38 per month per unit.

The **new** Master Insurance **policy premium** for 8.15.24 to 8.15.25 is \$156,747 (\$13,062/month):

- **is double the amount of the current policy.**

The 2024 master policy insurance budget is \$72,000 or \$6,000/month.

For Aug, Sept, Oct, Nov, and Dec of 2024, the operating budget is short \$13,062 - \$6,000 = \$7,062/month or \$35,310 for the remaining five months of the year. The 2025 budget will include the estimated insurance costs. Collection of \$38/unit for 3 months times 309 units = \$35,226 which will be used to pay the insurance policy premium increase.

Most automatic payment plans DO NOT automatically increase the payment amount when additional charges are listed. Check with your payment provider to avoid a late fee for not paying the new full amount due.

PARTIAL CLUBHOUSE TO BE TEMPORARILY CLOSED



Monday, September 30, 2024, in the afternoon, through **Friday, October 4, 2024**, in the afternoon the following areas of the clubhouse will be unavailable for use. A contractor will be installing new fan ducts in the clubhouse and will be using power equipment adjacent to areas listed below to reach the ceiling.

Schedule may vary due to the conditions encountered.

The following Clubhouse areas listed below are to be temporarily CLOSED

Swimming pool



Spa

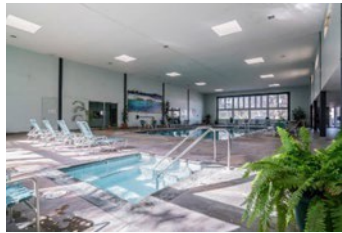
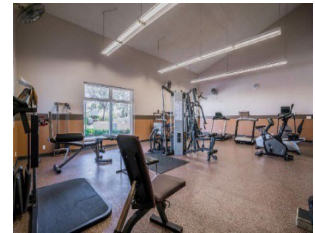


Table games



Gym



HAPPY HOUR IN THE CLUBHOUSE

Friday, September 27, 2024, 4 p.m. – 7 p.m.

Please join the Welcoming Committee 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, contact Amy Bruder, amycbruder@aol.com, 602-531-5108 or Page LaPenn, pagelapenn@gmail.com, 562-370-7590

BUILDING 3 PINHOLE LEAK IN WATER LINE

- On a late Sunday afternoon, a resident informed the COA about water flow on the bottom floor concrete walkway. Investigation was made and it was determined that there was a pinhole leak in the waterline that affects the three units in a stack.
- Monday, further investigation was made as to the location of the leak. A Contractor was contacted.
- Tuesday, an asbestos testing firm arrived to test the walls for asbestos.
- Wednesday, test results came back positive. Asbestos abatement firm was contacted to remove wet wallboard.
- Friday, abatement contractor removed the wet drywall, sealed off affected rooms with plastic containment sheets and installed heaters to dry wood and other affected drywall. The pinhole was located in the main hot water pipe and plugged temporarily.

During this time, the water to building three was turned on and off to minimize further water damage. Residents had the option to use the Clubhouse facilities for their bathroom needs.

Ongoing process:

- The affected wet areas in the units have been completely dried and an air monitoring firm took air samples to verify that there were no asbestos particles in the air.
- The plastic containment sheets were removed.
- Plumbing firm replaced both the main hot and cold-water lines.

These pipes originate in the utility room, travel up the walls of the units adjacent to the walkway, and go into the attic and connect to the water distribution system. Once the new pipes are installed, wallboards will be installed.

Residents will be responsible for painting the new wallboard and replacing any wet floor elements.



Plugged pinhole in pipe is where the bracket is located.



Damage caused to one of the units by water flowing from pipe.

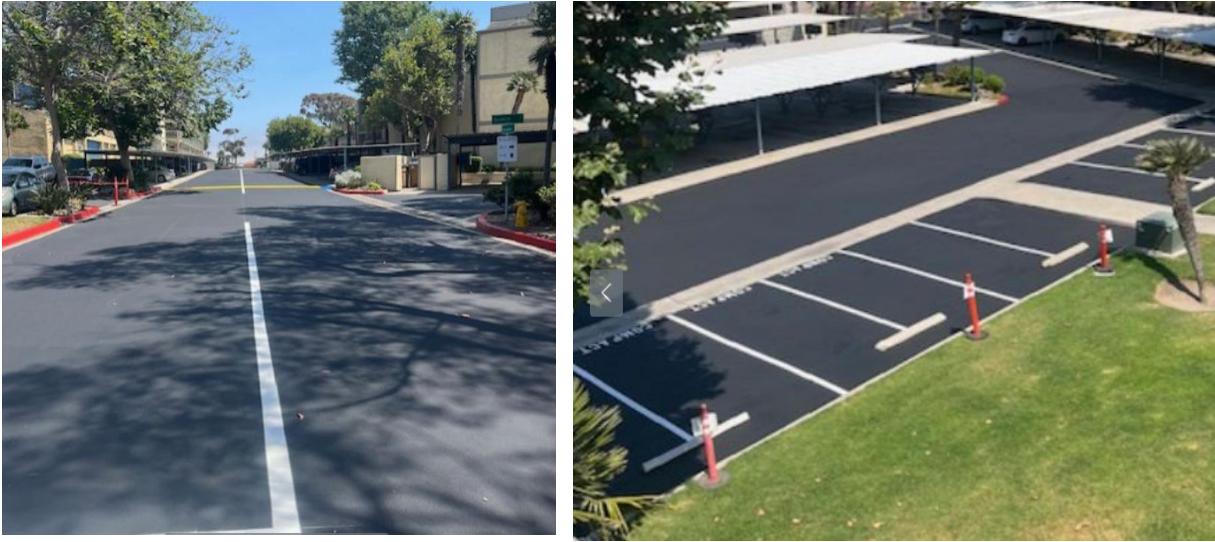


Plastic Containment Sheets



STREET SEAL COAT PROJECT

The seal coat project, which cost \$25,950, has now been completed. If you have a vehicle that leaks liquids, please do not park in the complex since damage to the seal coat can occur.



ORIGINAL EXCUSE FOR NOT MOVING A VEHICLE FROM A CARPORT PARKING SPOT

A vehicle parked in a carport parking spot had a copy of the seal coat project dates for work, a ticket for City parking lot parking, and a notice to move the vehicle or it could not be moved until the seal coat dried over a two-day period on its windshield. In addition, a ribbon was placed across the carport, over the vehicle, with a sign that stated that the vehicle could not be moved till 3:00 pm Wednesday.

The driver contacts the Office Tuesday, late afternoon right after the seal coat has been applied, to say that he needs to move his car since he must go to the airport. When asked, "Did you see all the signs?", the response was that he was in an AirBnB and therefore assumed that the rules did not apply to him. Eventually, his son took him to the airport in another car.

ELEVATOR PERMITS

The State of California Department of Industrial Relations staff inspect the Surfside III elevators every five years to assure that the elevators are functioning in a safe manner. The major component of the test is:

A load test identifying the elevators running speed up and down, rated speed, working pressure, relief pressure, pressure switch operation and static pressure results shall be conducted on each elevator.

TK Elevators, the firm hired by the COA to maintain and service the elevators, will perform this work shortly. Two elevators will be taken out of service at the same time for the tests are scheduled to be conducted starting September 10th at 6:00 am. TK Elevators estimates that this work will take about three days to complete. The cost of this work is \$33,600.00, which will be paid from the operating budget.

ONGOING MAINTENANCE



A fresh coat of protective paint is being applied to all the rails in our community to avoid having to sand and repaint so often.

SHORT TERM RENTAL SURVEY

The Board would like to receive your comments by **September 12, 2024**, on whether to expend time, effort, and money, in leading a city-wide effort to regulate Short Term Rentals (STR) in the City of Port Hueneme Coastal Zone which in turn would apply to Surfside III COA. The board will be discussing this subject at the Board's September 14, 2024, meeting. The city stated that all rental units in the city must obtain a business license and pay transit occupancy taxes. A discussion will be held to see if this enforcement is feasible by the COA.

Please send your comments to the Board President, a67sand@aol.com.

History

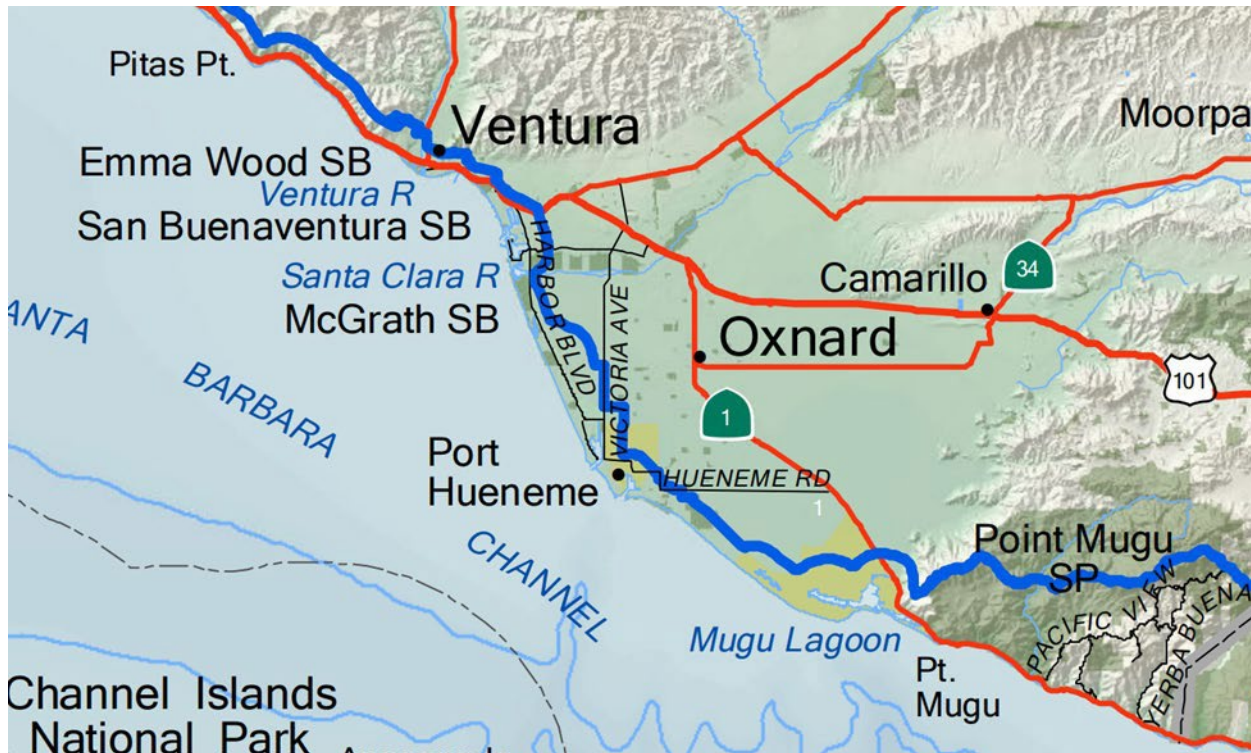
In a 2018 court case that involved the City of Oxnard, the Coastal Commission's ruling that the Mandalay Shores Community Association resolution banning STRs was illegal was upheld. Surfside III COA's CC&Rs has language requiring a minimum rental period of thirty days. The advice provided by the Surfside III law firm to the COA was to comply with the court case ruling to avoid legal encounters with the Coastal Commission. Since then, Surfside III has not enforced the thirty-day minimum rental period.

The City of Oxnard Municipal Code Section 17-53 dealing with STR:
(https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-80931#JD_17-53)
was adopted to provide regulations for allowing STRs in that city.

To allow STR rules and regulations, the cities must obtain Coastal Commission approval.

Recently, a Surfside III owner requested that the City of Port Hueneme establish a STR policy. The city responded that restrictions on STR would require an amendment to the municipal code and support by the Port Hueneme City Council. To obtain Council approval to proceed to implement an amendment to the municipal code to restrict STRs in Port Hueneme would likely require that Surfside III board, staff and volunteer owners solicit support from other property owners within the Coastal Zone located in Port Hueneme and to lead the effort for this change.

This survey seeks to determine if Surfside III owners agree in proceeding in this direction.



Coastal Commission Boundary Line shown in blue

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 our website under (Documents/Board Policies/Resolutions) 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 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: Bob Meyer bobmeyerss3@yahoo.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.