

SURFSIDE III **monthly** e-NEWSLETTER

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AGENDA items will be posted **4 days prior to scheduled meetings** on the Clubhouse Bulletin Board and on:
surfsideiii.org Board Meetings → Agendas



SURFSIDE III COA OWNERS' ASSOCIATION ANNUAL OWNER HYBRID MEETING

To be held:

Saturday, October 12, 2024, at 10 am

followed by the monthly Owners' Association Open Board Meeting



Simultaneously as a HYBRID MEETING via

Audio Connection: **1-844-854-2222** (Toll free)

Physical Location: In the onsite **Clubhouse**

Access code: **822680#**

600 Sunfish Way, Port Hueneme

The Surfside III Board of Directors is composed of five owners who have been elected to that position. AB502 allows the Board of Directors to seat owners on the Board who have submitted their nomination forms without having an election if the number of nominations equals the number of vacancies. There were five nominations submitted and there are five pending vacancies.

The Board will consider seating Lya Findel, Bruce Kulpa, Barbara Lopez, Robert Meyer, and Andy Santamaria as Board Directors by acclamation without balloting on October 12, 2024.

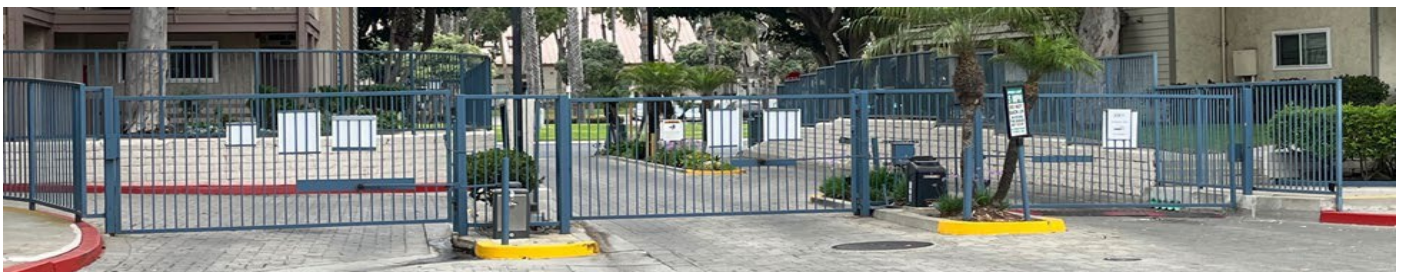
AGENDA

- a) Determination and Announcement of Quorum or Lack of Quorum
- b) Proof of Notice of Meeting
- c) Reading of the Minutes of the Last Annual Meeting and approval by the members
- d) Presentation of the Financial Report and approval of the Tax Resolution by the members
- e) Ballot Tabulation – No ballots required this year
- f) Results of the Election – Board will seat the five owners (listed above) by acclamation
- g) Board organization – Board elects its officers
- h) Adjournment of the Annual Meeting

SURFSIDE DRIVE EXIT GATE CLICKER USAGE

Due to the costly damage to the exit gate mechanism going to Surfside Drive caused by some drivers as to how close a vehicle must be before the gate starts opening, another gate signal receptor has been installed.

Pressing your current clicker about ten feet from the exit gate and entrance may trigger the opening of both gates since they operate on the same frequency. Hopefully, this installation will minimize the gate repair costs.



2025 BUDGET

The Budget Committee presented a budget recommendation to the Board on September 14, 2024, and the Board approved the budget which increases the monthly dues to **\$588.00**.

Insurance	\$108
Maintenance	\$48
Contracted Services	\$45
Staff	\$51
Administrative	\$19
Taxes	\$11
Loan	\$152
Reserve	\$168
Total	\$602

Other Income (\$14)

Assessment/month \$588 (for 2025)

The complete budget may be viewed at the COA's website: surfsideiii.org

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 and townhome water usage:

Building	Gallons – May	Gallons – Jun	Gallons – Jul	Gallons – Aug
1	77,044	77,044	85,272	71,808
2	35,156	41,888	52,360	42,636
3	32,164	31,416	51,612	54,604
4	58,344	66,572	90,508	83,028
5	40,392	41,140	51,612	41,888
6	96,492	111,452	58,344	38,896
7	71,060	86,020	124,168	71,060
8	50,864	56,848	66,572	57,596

Town home water use for the 51 town homes: 17 town homes used less than 1,500 gallons; 9 town homes used between 1,500 gallons to 3,000 gallons; 15 town homes used between 3,000 gallons to 6,000 gallons; 7 town homes used between 6,000 gallons and 10,000 gallons; and 3 town homes used over 10,000 gallons.

TREE BRANCH REMOVAL



SHORT TERM RENTAL SURVEY RESULTS

Eleven responses were received. Ten agreed to proceed to investigate methods to better control Airbnb's' tenant behavior in the complex and one comment was not to expend funds in this process. The Rules and Regulations Committee will review the rules and propose additional language to address short term rental issues as well as other issues.

ELEVATOR PERMITS

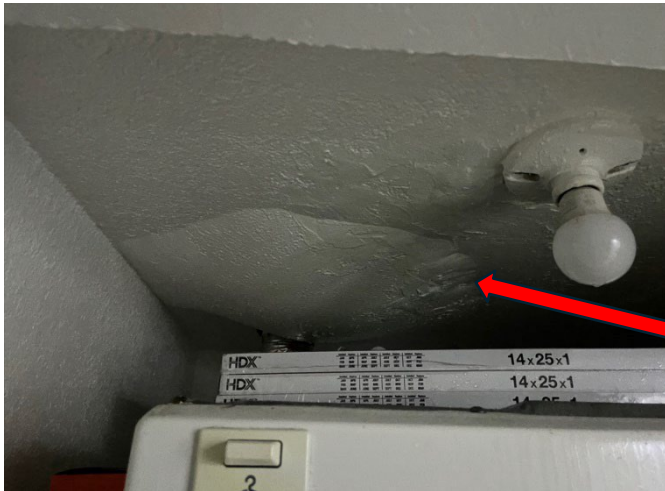
The State of California Department of Industrial Relations staff inspects the Surfside III elevators every five years to assure that the elevators are functioning in a safe manner. The major component of the test is:

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, performed these tests and **all elevators passed**. Once the paperwork has been completed, **updated permits will be placed in the elevators**.

WASHING MACHINE HOSES

A 1st floor condo unit recently suffered water damage because the washing machine discharge hose in the unit above was not inserted into the wall discharge pipe. When the washing machine went through its cycle, the discharge water went onto the 2nd floor unit and then migrated to the 1st floor unit's ceilings, walls, and floor. In situations like this, the **unit owner** where the water flowed from **is responsible for repairing any damage to their own unit as well as damage caused to other units**.



Water bubble in the **ceiling of the unit below**.

CARPORT PAINTING



The blue carport supports and beams will soon be painted throughout the complex. As soon as the schedule is put into place residents will be asked to move their vehicles so that paint will not land on their vehicles. Plastic sheets will cover the carport areas to be painted so that the wind does not carry the paint particles to other parts of the complex. As the painting continues, and the vehicles that are not moved, **will be towed** to allow the project to continue.

CAR/VEHICLE WASH



The City allows vehicle washing to occur in the dedicated car/vehicle wash area by the Clubhouse. The pavement at this location allows the capture of the water so that it does not flow out to Surfside Drive.

Once the washing is completed the vehicle is to be moved to another location to dry.

Due to the excessive noise and fumes emitted:

GENERATORS ARE NO LONGER ALLOWED to be used by anyone.

RACCOONS ROAMING OUR WALKWAYS

Last July it was 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, 3rd floor, reported an attempted raccoon entry that was stopped by her dog.

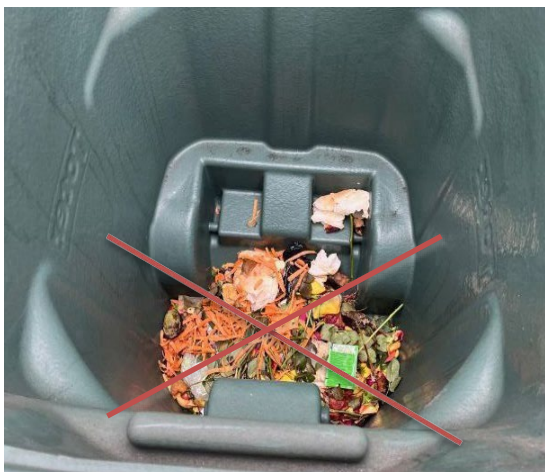
Most recently a racoon was seen on the 3rd floor of Building 1.

Although they are cute, they are wild animals and can become aggressive.

Please make sure you don't leave edible items outside unit.

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.



Surfside III Welcoming Committee

HAPPY HOUR IN THE CLUBHOUSE

Friday, October 25, 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

or

Page LaPenn pagelapenn@gmail.com

(602) 531-5108

(562) 370-7590

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

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.

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: Bob Meyer bobmeyers3@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,
- gymroom 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 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.