

SURFSIDE III **monthly** e-NEWSLETTER

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Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, November 9, 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

BOARD OF DIRECTORS

At the annual meeting held October 12, 2024, the Board seated Lya Findel, Bruce Kulpa, Barbara Lopez, Andy Santamaria, and Robert Meyer as the Surfside III COA Board Directors by acclamation.

The Board members then unanimously filled the following positions:

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: Robert Meyer bobmeyers3@yahoo.com



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 – Jun	Gallons – Jul	Gallons – Aug	Gallons – Sep
1	77,044	85,272	71,808	91,256
2	41,888	52,360	42,636	55,352
3	31,416	51,612	54,604	55,352
4	66,572	90,508	83,028	73,304
5	41,140	51,612	41,888	48,620
6	111,452	58,344	38,896	41,140
7	86,020	124,168	71,060	85,272
8	56,848	66,572	57,596	65,076

Town home water use for the 51 town homes: 12 town homes used less than 1,500 gallons; 9 town homes used between 1,500 gallons to 3,000 gallons; 9 town homes used between 3,000 gallons to 6,000 gallons; 14 town homes used between 6,000 gallons and 10,000 gallons; and 7 town homes used over 10,000 gallons.

CLUBHOUSE VENT WORK HAS BEEN COMPLETED

Scheduling projects depends on others to provide materials and crew to fulfill their contract, hence the gaps in the days that the Clubhouse was opened and closed.

Phase I

- Despite our contractor being faced with non-delivery of materials along with complications of the attic space access and crew reassignment the **replacement vents were installed** to draw moisture filled air from the interior of the Clubhouse to the exterior.

Phase II

- Will include an **inspection of the condition of the wood beams and posts** in the attic. Any needed repairs will then be done.

Phase III

- Will include the **tenting of the Clubhouse** for **termite elimination** purposes. This will require that the Clubhouse be closed for use for three days. As soon as the date has been determined it will be announced.

PET ODORS

The Office received several complaints regarding odors coming from condo units that have pets.



Upon investigation, it was apparent that the condo unit's residents had gotten used to the odors and could no longer smell them.

The strong **odor traveled** through the inside of the unit's furnace vents through the common building return vent and additionally through the open sliders/windows of the unit.

If your unit has pets, **please make sure that litter boxes are properly maintained** and that your pets are clean.

BARKING DOGS ON BALCONIES

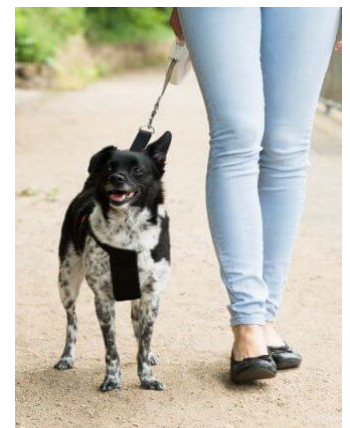


As new residents with dogs move into Surfside III, they are not immediately aware that they:

- **May not leave their dogs on the balconies unattended,**

and that

- **All dogs must wear a leash, that is controlled by a human, while in the common areas.**



EXCESSIVE DOG BARKING ANYWHERE IN SURFSIDE III IS A FINEABLE OFFENSE.

As complaints are received, staff addresses the issues with the residents.

LATE FEE CHARGE

Just a reminder to all owners, if Lordon Management does not receive your **full billed amount** by the **15th of the month** you will see a late fee of **\$40.80** added to your next bill.

Your monthly bill will fluctuate if you purchase a new gate key, clubhouse card, gate clicker or have a new tenant. Please make sure you monitor your monthly bills especially if you have an automatic payment plan set-up.

BREAK-INS

This past month:

There were three **vehicle break-ins**.



- When the police were called, they said **“other complexes are being targeted too** and to watch out for young men on bicycles late at night traveling through the COA”.

- To avoid your vehicle being broken into **keep your windows closed, lock your vehicle** and be sure to **remove anything from view** that might entice someone to break in. Leaving anything of value in your vehicle, be it in view or in the trunk, is never a good idea.

Also, several **carport storage boxes** were broken into by building 7.



Residents are reminded not to store any valuables in the boxes since the items could be stolen.

If you become a victim of a theft or break in, be sure to **report the crime to both our on-site office** either by calling **805-488-8484** or emailing the office at: SSiiiOffice@gmail.com and contacting the **police department** at **805-986-6538**

KEYS TO YOUR UNIT



Another reason for our on-site office to have current keys to your unit.

When we experience high wind days it is not uncommon for the on-site office to get phone calls asking for help.

If you have provided our on-site office with the current keys to your unit (door and security door) and you, or your tenant of record, are locked out during the office hours of operation, Monday through Friday, then there would be no need for you to get a locksmith.

RULES AND REGULATIONS COMMITTEE

The committee has started meeting and is focusing on how to address short-term rental violations.

SUSTAINABLE LANDSCAPING

With the passage of the AB1572 bill, which prohibits the use of potable water to irrigate nonfunctional turf on homeowners' association by 2029, a Surfside III, **AB1572 COMMITTEE** has been formed.

These volunteers have started to meet to address the best ways our community can address the new upcoming restrictions on irrigation of our currently vast nonfunctional turf.

Large green areas currently identified as nonfunctional turf



DISASTER PREPAREDNESS COMMITTEE

At the last board meeting, a discussion was held regarding setting up a Disaster Preparedness Committee based on the recent events in Florida. Some of the duties might include:

- creating a contact list for the residents,
- signing up residents with short-wave radios to communicate in case the internet, cellular and phone land lines are non-functional,
- having a trained Community Emergency Response Team (CERT)

If you are interested in participating in this committee, or have any questions regarding committees, please contact the Board President at a67sand@aol.com.

CONDO METAL SCREEN DOORS



We are getting more residents complaining about the **noise and vibrations** to other units above caused by the exterior metal security doors being slammed closed.

One of the reasons second and third floor units are “feeling” these vibrations from doors being slammed may be over years of use, the cushions used to silence their closure has flattened or has totally disappeared.

If closing your door results in a sound you can hear, it is time to add/replace the door cushions. There are many inexpensive easy stick and peel products available that only take a few minutes to install. Your neighbors will thank you.

HAPPY HOUR

4:00 to 7:00 pm - Friday, November 22, 2024

Surfside III Welcoming Committee hosts a monthly Happy Hour so neighbors can get together for some social time.

Bring your own beverages. Plates, forks, napkins, and name tags will be provided.

You don't need to bring an appetizer, but tables will be set up for food if you feel like bringing something to share. No need to RSVP.

Contact: Amy Bruder amycbruder@aol.com 602-531-5108 or Page LaPenn pagelapenn@aol.com 562-370-7590 if you have any questions.

Please invite your neighbors

ELECTRONIC DEVICE DISPOSAL

ALL Electronic product discards, sometimes called 'e-waste', can include computers, televisions, VCRs, stereos, copiers, fax machines, printers, electronic games, audio or video equipment, digital clocks, phones, and **most anything with a circuit board in it may not be disposed of in any of the trash receptacles here in Surfside III.**



These following Universal Waste Items can be recycled **FREE OF CHARGE** to Port Hueneme residents at:

Del Norte Transfer Station 111 S Del Norte Blvd Oxnard, CA 93030 Call (805) 385-8060 for hours of operation

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.

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Secretary: Barbara Lopez hoablssiii@gmail.com

Director: Robert 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.