

SURFSIDE III monthly e-NEWSLETTER

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December 2024 – 8 page edition

Surfside III Condominium Owners' Association, Inc.



OWNERS' OPEN BOARD MEETING

SATURDAY, December 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:
surfsideiii.org Board Meetings: ➔ Agendas

2025 MONTHLY ASSESSMENTS

All owners have been notified of the increase in our monthly assessments. If you have an automatic payment service, please be sure to review that the new amount is being deducted AND that the full amount is to be paid by the 15th of the month.

If your total monthly assessment payment is not received by Lordon Management by the **15th of the month**, a late fee of **\$40.90** will be added to your next month's account balance.

It is important for our community to collect assessment fees on a timely basis to meet our operating expenses. Please review your payment methods to make sure you meet the monthly deadline. Thank you.

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 – Jul	Gallons – Aug	Gallons – Sep	Gallons – Oct
1	85,272	71,808	91,256	86,768
2	52,360	42,636	55,352	63,580
3	51,612	54,604	55,352	44,132
4	90,508	83,028	73,304	57,596
5	51,612	41,888	48,620	47,124
6	58,344	38,896	41,140	43,384
7	124,168	71,060	85,272	83,028
8	66,572	57,596	65,076	56,848

Town home water use for the 51 town homes: 10 town homes used less than 1,500 gallons; 13 town homes used between 1,500 gallons to 3,000 gallons; 16 town homes used between 3,000 gallons to 6,000 gallons; 7 town homes used between 6,000 gallons and 10,000 gallons; and 5 town homes used over 10,000 gallons.

CLUBHOUSE NEWS

The Clubhouse attic, wood structural members were recently inspected and found to be in good shape, so no structural repair was needed.

Termite remediation was performed on the affected areas in the attic will continue to be performed as needed. Tenting at this time is not required.



Photos reprinted from the 24-11-04 A7 Group report

HAPPY HOUR IN THE CLUBHOUSE

Friday, December 20, 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

TREE REMOVAL PROCESS

Residents may have noticed that the exit gate to Industrial Way has been closed while awaiting the removal of the diseased Coral tree adjacent to the exit. With the strong winds, some parts of the tree may fall.

The first step in removing a tree is to hire an arborist to prepare a City Tree Removal Application detailing the reasons why the tree needs to be removed. An unaccepted reason for tree removal is that the tree blocks a view. Then, the arborist and a Port Hueneme City representative meet at the site of the tree to discuss options for the planting of another tree – location, species, size, irrigation, etc.

Once approval is given, a tree trimming/removal contractor is hired to perform the work.



CARPORT PAINTING

As the carport structures are being painted, residents are asked to comply with the notices to remove their vehicles while the work is ongoing. Once notice is given, owners are responsible for any damage that may occur to their vehicles.

DISASTER PREPAREDNESS COMMITTEE

At this time, only one resident has volunteered to participate in this committee. As more residents volunteer, further steps will be taken to set up the committee.

INFLATABLE BOUNCING HOUSE **RESTRICTION**



With or without the slide, bouncing houses are **not allowed** to be placed on the cemented common areas or any of the grass common areas due to our association's insurance policy coverage.

There are no restrictions for occupants to **use it on their own property at their own risk.**



CAR GLOVE COMPARTMENT RANSACKED

On Saturday, November 9th, between 3 and 5 p.m. a car parked in their reserved space adjacent to the Clubhouse walkway was accessed and items stored in the glove compartment were stolen.



At that time there were no viewable items so one must assume this was someone just searching for something to steal.

The troubling thing was the time of day this occurred. **Broad daylight instead of under the cover of darkness.**

Please be aware of your surroundings and if you see someone lurking around the parked cars call the police. Do not approach. If you can discreetly take a photo that would be great but please do not engage.

We are heading into the holiday season when many are gift shopping. **This event should be a reminder that storing items, even temporarily in your vehicle, are easy targets for thieves.**

MAKING STEALING EASY



Please do not make our community a target for easy thefts. Try not to leave deliveries outside your front door longer than necessary.



Get to know your neighbor and perhaps they could be your "trusted neighbor" who could safely store your package in their unit until you are able to retrieve it.

CLEANING OF DRYER VENTS AND FURNACES

The owners are responsible for keeping their furnaces in good working order as well as cleaning the dryer vents that exhaust to the outside.

If you notice that your dryer is taking longer than expected to go through a drying cycle, it may mean that the dryer cannot exhaust the hot air efficiently because of the lint built up in the dryer ducts.

HOLIDAY DECORATIONS



Residents are reminded that strings of holiday **LIGHTS** and/or **DECORATIONS MAY NOT COME IN CONTACT WITH THE RAILS** in any manner. They may not lay, hang, wrap around or be woven through the rails.

PLEASE DISPOSE OF YOUR TREE BY JANUARY 10, 2025



DO NOT USE the small bins for

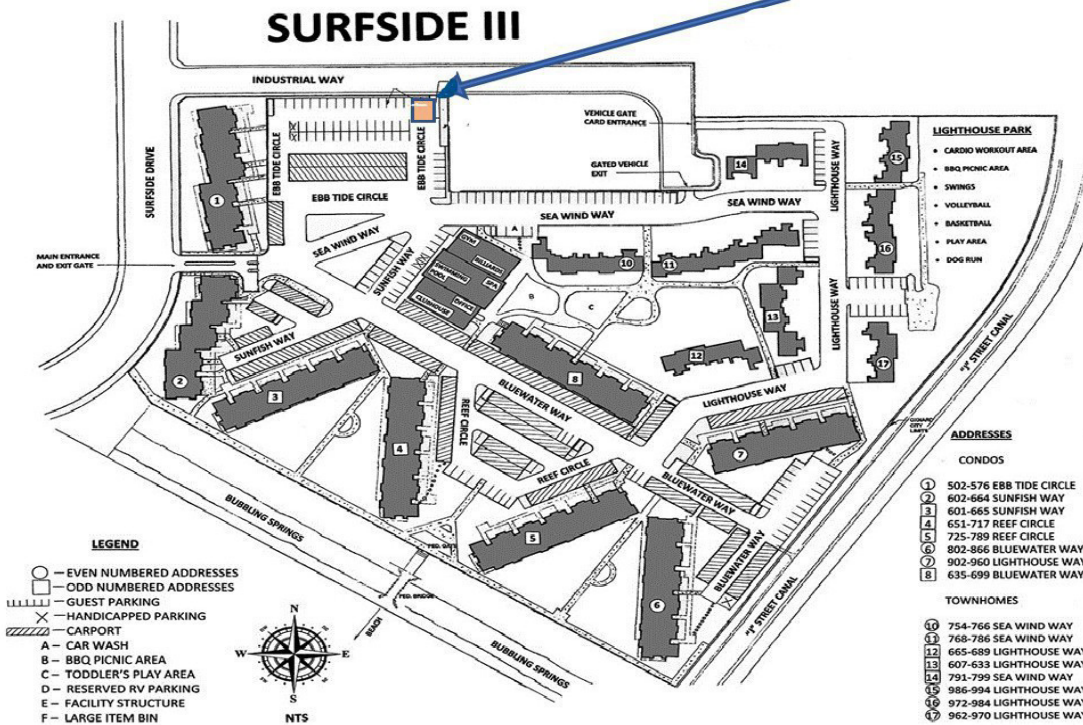


disposal of holiday decorations.

PLEASE USE THE LARGE DUMPSTER FOR DISPOSAL OF ALL HOLIDAY DECORATIONS



The color of the large dumpster may change.



FLUID LEAKS/STOPPAGE INSIDE UNITS

If owners/residents observe that fluids are leaking onto the floor of their units from:

- sinks,
- washing machines,
- dish washers,
- toilets,
- showers and/or tubs

it is the **owners responsibility to contact their plumber to perform the repairs.**

If these **objects no longer drain due to blockage in the pipes associated with the unit, the owner contacts their plumber.**

The possibility of fluid issues occurring increases during the holiday season due to an increase in the number of people visiting.

The COA only gets involved if the blockage is in the main lines inside the walls or slabs.

RESIDENTS' DOGS

The Rules require that persons walking dogs in our complex be in control of their dog.

Even with the best-behaved dog there are times that they react in an unexpected way.

A recent incident occurred here when a dog on a leash suddenly bit a resident causing skin penetration. The Ventura County Animal Control Services was contacted to conduct an investigation.

If you are using a retractile leash, please make sure you do not allow your pet to be farther ahead of you than 6 feet while you are in our complex. **Retractable leashes at their longest settings are designed to be used in open areas where there are no other people or other dogs.** As a handler, you cannot control a dog on a long lead.

The California dog bite law says dog owners are fully responsible for bites. It doesn't matter if the dog had never bitten anyone before or if the owner didn't know it could. Once you have a dog, you must cover the damage it causes.

Dogs must be on a **short** leash in order for reasonable control by their handler.

2025 MONTHLY OWNERS ASSOCIATION MEETINGS SCHEDULE:

Please mark your calendars:

Meetings will continue to be held as hybrid meetings on the second Saturday of each month starting at 10 a.m.

Detailed information is available on our website: Surfsideiii.org

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.

SURFSIDEIII 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: 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

Afterhours - **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, CA93041

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.