

SURFSIDE III monthly e-NEWSLETTER

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BOARD MEETINGS:

- An Executive session meeting is held prior to the Open Session and is open only to elected Board Members for discussion of sensitive matters such as personnel issues or violations.
- **OWNERS' OPEN SESSION BOARD MEETING:**
10 A.M. SATURDAY, FEBRUARY 8, 2025

At the **start of the meeting** there is an opportunity for owners to make comments to the Board during the **OPEN FORUM**. The homeowner will be given 3 minutes to speak. Comments may or may not be addressed by the Board at that time. Homeowners may not give their time to another homeowner.

The rest of the meeting is an opportunity for **owners to observe** their Board of Directors conducting business. Unless the Board asks for comments from owners this session is not to be interrupted.

Agenda items are posted 4 days prior to the scheduled meeting on the Clubhouse Bulletin Board and on our website: Surfsideiii.org: Board Meetings > Agenda



Meeting will be held Simultaneously as a
HYBRID MEETING



Audio Connection: [1-844-854-2222](tel:1-844-854-2222) (Toll free)

Location in the onsite **Clubhouse**

Access code: [822680#](tel:822680)

[600Sunfish Way](http://600SunfishWay), Port Hueneme

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:

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Building	Gallons – Sep	Gallons – Oct	Gallons – Nov	Gallons – Dec
1	91,256	86,768	47,124	63,580
2	55,352	63,580	46,376	66,572
3	55,352	44,132	33,660	45,628
4	73,304	57,124	39,644	51,612
5	48,620	47,124	48,620	57,596
6	41,140	43,384	29,920	38,148
7	85,272	83,028	63,580	47,124
8	65,076	56,848	46,376	53,108

Town home water use for the 51 town homes: 13 town homes used less than 1,500 gallons; 14 town homes used between 1,500 gallons to 3,000 gallons; 11 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.

NO RENTALS UNDER 30 DAYS

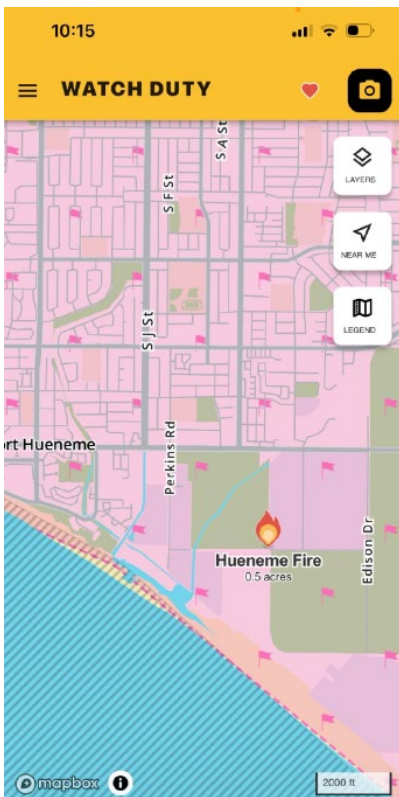
A reminder that Surfside III CC&Rs, Article XIV, Section 11:

“no unit owner shall be permitted to lease his unit for a period of less than thirty (30) days and/or for transient or hotel purposes. As used herein "lease" shall include a month-to-month rental. No unit owner may lease less than his entire unit.”

Any reported violations are dealt with as a case-by-case review by the Board of Directors.

PORT HUENEME FIRE

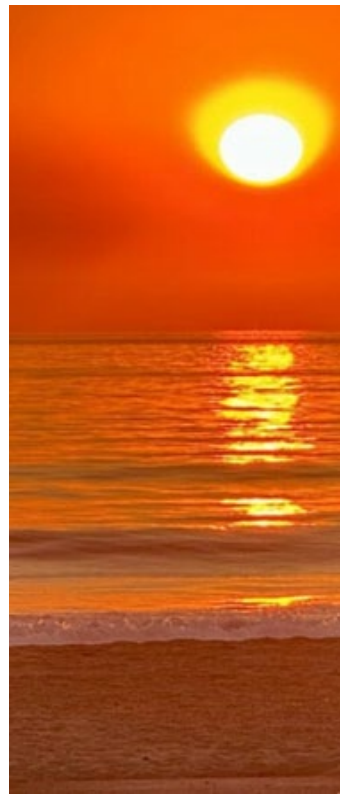
The closest fire to Surfside III was the Hueneme Fire which was contained without any damage to the COA complex. During the height of the fire, we did have impacted air quality as is seen from the photo below taken from a balcony in building 8.



Watch Duty App



Watch Duty App



View here during fire

CARPORT PAINTING

Due to the strong winds and ash flying through the air, the carport painting project is on hold till the weather improves.

MAIN EXIT GATE TO SURFSIDE DRIVE

The main exit and entrance gates have been repaired and are working again. Each owner owns 1/309th of this equipment. Please operate the gates properly.

HAPPY HOUR

February 28, Friday 4:00 to 7:00 pm hosted by the Surfside III Welcoming Committee 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.

If you have any questions please contact either Amy Bruder, 602-531-5108 amycbruder@aol.com or Page LaPenn 562-370-7590 pagelapenn@aol.com

Please invite your neighbor.

TREE REMOVAL

The three trees were removed this past week. As part of the city permit, three trees will now need to be planted close to the same sites where the existing trees were located.



After



Before

TRASH BAGS



By placing trash bags on the ground in the trash receptacles, animals will break open the bags to eat whatever appeals to them.

Please place all trash bags into the bins.

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 labels.

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 Editors 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, editors, 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.