

SURFSIDE III COA monthly e-NEWSLETTER

March 2025 – 7 page edition

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, MARCH 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 (Toll free)
code: 822680#

Location in the onsite **Clubhouse Access**
600 Sunfish Way, Port Hueneme

HAPPY HOUR

March 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.

SOLAR POLICY

The Solar Policy distributed to the owners outlines the requirements that owners must meet in order for them to install solar panels to service their units. The COA is not installing solar panels for its use.

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 – Oct	Gallons – Nov	Gallons – Dec	Gallons – Jan
1	86,768	47,124	63,580	80,036
2	63,580	46,376	66,572	68,068
3	44,132	33,660	45,628	54,604
4	57,124	39,644	51,612	69,564
5	47,124	48,620	57,596	50,116
6	43,384	29,920	38,148	42,636
7	83,028	63,580	47,124	53,108
8	56,848	46,376	53,108	70,312

Town home water use for the 51 town homes: 11 town homes used less than 1,500 gallons; 13 town homes used between 1,500 gallons to 3,000 gallons; 8 town homes used between 3,000 gallons to 6,000 gallons; 16 town homes used between 6,000 gallons and 10,000 gallons; and 3 town homes used over 10,000 gallons.

Water meter

For those who are new to the complex, each condo building has one meter. After the City reads the meter to see how much water has been used at that building, the association then divides the water bill equally amongst the number of units in that building. This method of cost distribution does not take into account that a unit is not occupied, only occupied for a short period of time each month, or the number of residents living at each unit and therefore may use more water. To provide individual water billing specific for each unit would require that each unit have its own meter, like the town homes. Since the condo buildings were built with central water heaters, the entire building would need new water lines to provide hot and cold water. At the same time, each unit would need its own water heater. This modification would be too expensive.

GATE CONTROLLER VANDALISM

This month, someone forced open the gate controller at the Surfside Drive entrance causing damage to the controls. Again, another unnecessary expense that is borne by all of the owners.



BUDGET AND PROJECTS

In September 2024, the board approved the \$2.2 million-dollar 2025 budget. Three of the budget components were \$624,000 for reserve projects, \$180,820 for maintenance, and \$165,300 for contractual services.

At the time of budget approval, the matter of additional costs to be incurred by the imposition of 25% (or higher) tariffs on materials and supplies was not addressed.

In the last few weeks, prices have risen for future purchases and the schedule of COA projects, contractual and maintenance services to be performed this year may need to be adjusted to meet the budget.

As more financial information becomes available, the board will adjust the amount of work performed to meet the budget.

Another major component of the budget is the cost for insurance which is listed at \$400,924. It is anticipated that this cost will increase, which may also affect other budget components.

SIDEWALK AND CARPORT REPLACEMENT

A section of sidewalk by the townhomes has been replaced. The existing sidewalk had been damaged by tree roots. The COA will be replacing another damaged sidewalk area which is adjacent to trees with pavers as a test. Once the tree roots grow and uplift the sidewalk, crews will remove the affected pavers, remove the root, and replace the pavers. It is anticipated that this method will be less expensive.

Some parking spots in the carport adjacent to building 6 were damaged by roots from the adjacent trees. Two trees were removed and the carport area was replaced. As part of the City permit to remove the trees, the COA is required to replace the trees. This planting will be performed soon.



BUILDING 8 ELECTRICAL PANEL REPLACEMENT

Owners were notified when their unit was scheduled to have their electrical panels switched out and that the initial process would result in several hours of no electricity.

1) The old electrical panel was removed.



2) Replacement panel installed.



3) Drywall installed.

The last step will be installation of the electrical panel cover.

MAINTENANCE REPAIRS



As you walk through the complex if you notice something is in need of repair, please contact our onsite office.



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 & 3rd floor condo units and 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 filing 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 bobmeyers3@yahoo.com

CLUBHOUSE

ON-SITE PROPERTY MANAGER: Monica Martinez ssiiioffice@gmail.com 1-805-488-8484

OFFICE HOURS: **Monday through Friday 8a.m. to 4:30 p.m.**

Purchase of the following can be handled during posted office hours.

- gate responder,
- keycard for accessing the Clubhouse
- key to bicycle room storage
- master key to: pedestrian gates, gym room and elevators

KEYCARD HOLDERS MAY USE THE CLUBHOUSE FACILITY



**7 days a week between the hours of 6:00a.m. until 8:30p.m.
Everyone must vacate the clubhouse by 8:45p.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



Surfsideiii COA Newsletter may be viewed at: 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 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 the Surfside III COA newsletter to the listed contacts below, 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.

Questions related to the content of the newsletter may be addressed to the following and will be responded to in a timely manner:

Andy Santamaria: A67sand@aol.com and/or Lya Findel: Surfsideiiil.Lya@gmail.com