



Surfside III COA
600 Sunfish Way,
Port Hueneme, CA
93041

805-488-8484
ssiiioffice@gmail.com
website: Surfsideiii.org

APRIL 2025 - 8-page E-NEWSLETTER edition

BOARD MEETINGS: Second Saturday of each month.

- 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, April 12, 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)

Access code: 822680#

**Onsite in the
Clubhouse**

HAPPY HOUR - APRIL 25, 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. Please invite your neighbor.

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

CITY OF PORT HUENEME IS SEEKING SHORT TERM RENTAL COMMENTS



The City of Port Hueneme is seeking comments regarding Short Term Rentals such as Airbnb. If you wish to provide comments, please copy the site address below and copy it to your browser.

https://forms.office.com/pages/responsepage.aspx?id=mgc6ptt3fE-tllgZVmcIGwJbWIMkxeBAoe_M6fH7oyBUOENWVvhCTE5RMjITMkxUSVfYQkVEOVc2RC4u&origin=QRCode&route=shorturl

MAINTENANCE



Although our maintenance crew do circle the property often, we do ask if you see something in the common area that appears to need attention, please contact the office.

A work order form for the maintenance crew will then be added to their maintenance list.

SKUNK SIGHTINGS



Yes, we do share our community with skunks. Be aware that they do roam in search of food after nightfall. Most recent encounters occurred around 9 p.m.

If you see one, slowly, very quietly backup. They really do not wish to engage unless they feel threatened.

Skunks are drawn to food so remember one man's trash could mean food to animals. Please close the lids to the trash bins. Also, closing the gate to the trash bin area results in making access to the trash bins more difficult and could possibly deter skunks from getting to their snacks.

GARBAGE STORAGE BY CONDO FRONT DOORS

Recently it has been brought to our attention that some condo residents are starting to store their garbage bags by their front door. **This practice is not allowed** and will **result in a fine**. Garbage bags can leak and stain the walkway and if that happens the owner of the unit is responsible for the cleanup and/or the cost involved in having the stain cleaned. Also, the **garbage bags attract** resident skunks, racoons, cats or other **animals looking for food**.

Please directly dispose of your garbage bags in the enclosed bins located throughout our community.

FIRE ALARMS



CALL 911



Did you know that **every person in Surfside III is part of the Fire Alarm System?**

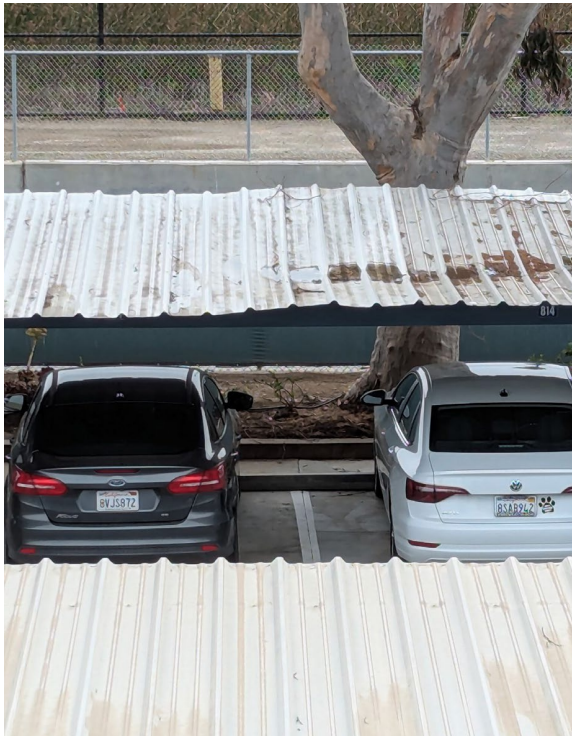
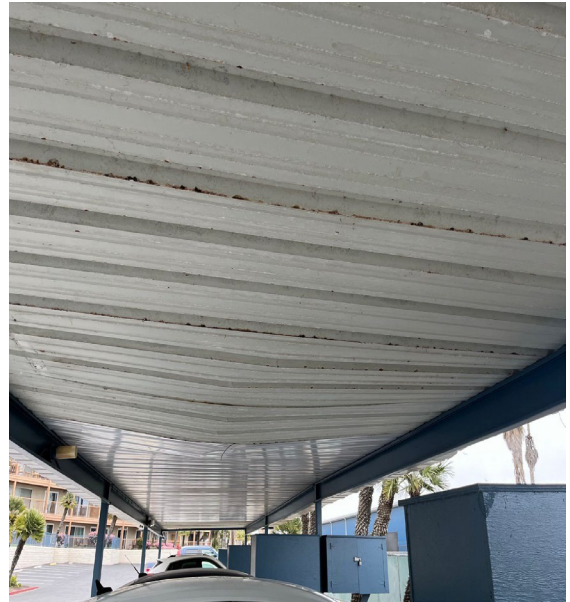
- 1) If someone sees fire or smoke or smells smoke coming from one of the structures, that person is to dial 911 and report the incident.
- 2) Then, if possible, to do safely, one should start notifying adjoining neighbors using the Fire Alarm Pull Stations and by knocking on doors.

The alarms throughout our community work as a **local alarm so if one wants the fire department to be contacted YOU MUST CALL 911.**

DAMAGED CARPORT



During the recently scheduled removal of two trees a limb fell and damaged the newly installed carport panels. The company which did the trimming ordered the parts for repairing the carport and as soon as they arrive the carport will be repaired.



WATER METER READINGS REPORTED BY THE CITY OF PORT HUENEME

TOWNHOME OVERVIEW

Since each of the 51 townhomes has a personal water meter, this overview is provided for the general public to view.

- 16 Townhomes used less than 1,500 gallons
- 12 Townhomes used between 1,500 gallons to 3,000 gallons
- 4 Townhomes used between 3,000 gallons to 6,000 gallons
- 16 Townhomes used between 6,000 gallons to 10,000 gallons
- 3 Townhomes used over 10,000 gallons

CONDO BUILDINGS

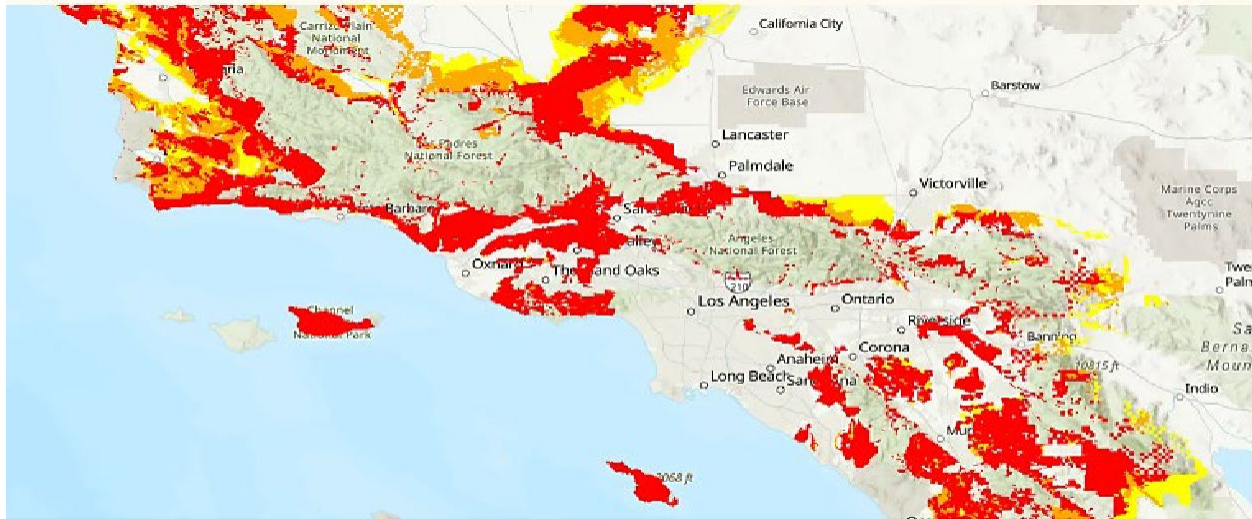
Each condo building has one meter. After the City reads the meter to see how much water has been used at that building, the association then divides the water bill equally amongst the number of units in that building.

Building	Gallons – Nov	Gallons – Dec	Gallons – Jan	Gallons – Feb
1	47,124	63,580	80,036	71,808
2	46,376	66,572	68,068	43,384
3	33,660	45,628	54,604	69,564
4	39,644	51,612	69,564	102,476
5	48,620	57,596	50,116	43,384
6	29,920	38,148	42,636	38,148
7	63,580	47,124	53,108	46,376
8	46,376	53,108	70,312	58,344

The method of cost distribution does not consider whether a unit is or is not occupied or only occupied for a short period of time each month, or the number of residents using each individual unit.

To provide a water bill specific to each individual unit in the condo buildings would require that each unit has its own meter, like the townhomes. 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.

FIRE RISK MAP

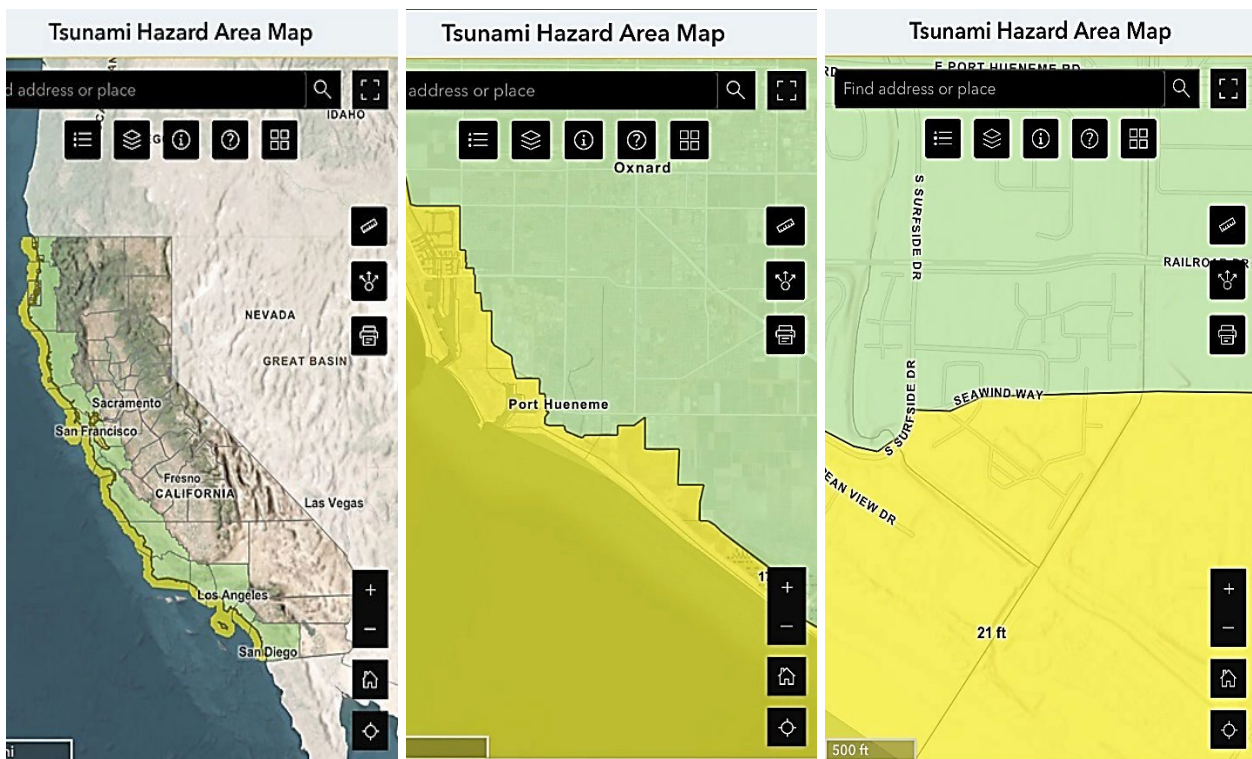


Roughly 96% of rural, unincorporated Ventura County was classified in a "very high" hazard zone, according to updated maps proposed by the California Department of Forestry and Fire Protection. (Photo: Via Cal Fire) Via Cal Fire

Per Cal Fire, Port Hueneme is not included in the fire risk zone.

TSUNAMI MAP

The recently updated tsunami map for the west coast was recently published.



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.

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: 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.

- gateresponder,
- 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 8:30 p.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

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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: Surfsideiii 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: SurfsideiiiLya@gmail.com