



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

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

MAY 2025 - 12-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, May 10, 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

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.

10 Townhomes used less than 1,500 gallons

18 Townhomes used between 1,500 gallons to 3,000 gallons

14 Townhomes used between 3,000 gallons to 6,000 gallons

8 Townhomes used between 6,000 gallons to 10,000 gallons

1 Townhome 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 – Dec	Gallons – Jan	Gallons –Feb	Gallons – Mar
1	63,580	80,036	71,808	77,044
2	66,572	68,068	43,384	52,360
3	45,628	54,604	69,564	51,808
4	51,612	69,564	102,476	89,760
5	57,596	50,116	43,384	40,392
6	38,148	42,636	38,148	36,652
7	47,124	53,108	46,376	45,628
8	53,108	70,312	58,344	50,864

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.

HAPPY HOUR - MAY 23, 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

ELECTRICAL PANEL REPLACEMENT



Panel covers

The process of installing the covers has begun. Owners in building 8 will be notified as to when the final step will take place. Once that process is completed owners are then able to paint the covers and surrounding area, at their own cost, if they choose to do so.

CONDO BUILDING ATTIC ACCESS



Some residents have requested permission for their contractors to have access to the condo building attics to perform work. COA staff, together with the contractor, walk in the attic to the site where the work is to be done to verify the specific location and to observe the condition of the duct and water infrastructure in the attic.

Missteps can occur and damage can occur to the infrastructure. If the damage is not reported and not repaired, issues with water leaks or ducts may appear. In this photo one of the ducts has been stepped on and damaged and the normal infrastructure operation is impacted.

BUILDING 4 SIGN

Weather and age affected the existing building 4 sign which shows the unit addresses. The sign has been replaced to provide readability of numbers.



Three Trees Planted



One of the City's Tree removal permit requirements is that the COA must plant trees to replace the ones that were removed. Through time, these trees will grow.

BALCONY REPAIRS

Now that the weather is more suitable, damaged balcony floors can be repaired. If your balcony floor has cracks or surface-top portions missing, please inform the Office so that repairs can be made.



Damaged balcony surface



Repaired balcony prior blue paint overcoat

STAFF UNIFORMS

These vests are the latest addition to the blue shirt wardrobe choices for our staff to wear.



PROPERTY MANAGER MESSAGE TO OWNERS

I would like to remind you of the importance of conducting regular inspections of your Surfside property either in person or through your property manager, at least quarterly. Addressing issues early can go a long way in preventing more significant problems down the road.

As part of these inspections, please check your condo balconies and front walkway entrance areas to ensure they are free of stored items. Residents may not realize that they are responsible for addressing spills or leaks on the walkways that occur from taking trash out to the bins.

It is essential to notify the Surfside Office promptly of any maintenance concerns that tenants may not report directly to you. Please note that issues outside the walls of the unit will be handled by the COA, while maintenance inside the unit remains the responsibility of the owner.

Thank you for your cooperation and commitment to keeping our community well-managed and cared for.

OWNER-GENERATED QUESTIONS/SUGGESTIONS

50 YEAR CELEBRATION EVENT PLANNING

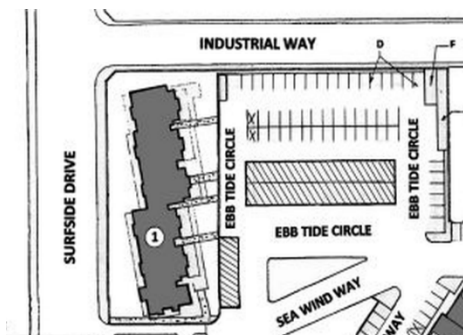
The Surfside III COA was incorporated in February 1976. At a recent board meeting, a resident owner suggested that an event be held to celebrate the occasion in 2026. If you are interested in participating in the planning of the event, please contact the board president at a67sand@aol.com.

BUILDING CAPTAINS

A suggestion was made that it might be a good idea to have a resident of each of the condo buildings and townhome buildings volunteer to coordinate information, complaints, and suggestions so that all residents in that condo building would be better informed of any ongoing activities.

If you are interested in this idea, please contact the board president at a67sand@aol.com.

PARKING RESTRICTION SURVEY



A resident recently suggested that residents parking in the complex be required to park their second or additional vehicles in the parking lot in front of building 1.

There are 248 carport spaces assigned to condo unit residents. Also, each of the 51 townhomes has one garage and most have large enough driveways to park vehicles there.

The Survey Question is: *Should residents with more than one vehicle be required to park their additional vehicles in the parking lot in front of building 1?*

Please submit a Yes or No answer to the board president at a67sand@aol.com by Noon May 26, 2025. Comments can also be submitted.

Depending on the feedback, additional logistical issues may be studied further.

The following 2018 Parking Survey showed that there was sufficient parking for vehicles at that time.

SS III Parking Committee 2018 Parking Availability Survey


Day of week	Date	Time	Total number of open spots available	Full sized	Compact (We have 30 compact spots)
Memorial Day Weekend - paving project was underway and may have kept some people away					
Saturday	05/26/18	3:00 AM	29		
Saturday	05/26/18	10:00 AM	47	34	13
Saturday	05/26/18	5:00 PM	34		
Saturday	05/26/18	9:00 PM	28		
Sunday	05/27/18	6:50 AM	31	20	11
Sunday	05/27/18	9:00 AM	32	?	?
Sunday	05/27/18	11:40 AM	58	45	13
Sunday	05/27/18	2:30 PM	57	45	12
Sunday	05/27/18	3:30 PM	48	37	11
Sunday	05/27/18	7:40 PM	37	20	17
Monday	05/28/18	7:13 AM	41	22	19
Monday	05/28/18	8:45 AM	41	28	13
Monday	05/28/18	1:30 PM	57	42	15
Monday	05/28/18	10:00 PM	27	14	13
Tuesday	05/29/18	1:45 AM	26	14	12
4th of July holiday					
Sunday	07/01/18	11:52 AM	51	43	8
Sunday	07/01/18	3:45 PM	43	29	14
Monday	07/02/18	12:15 PM	88	70	18
Wednesday	07/04/18	3:00 PM	17		
Wednesday	07/04/18	6:00 PM	at least some available in big lot		
Wednesday	07/04/18	10:30 PM	some in big lot and by clubhouse		
Thursday	07/05/18	12:30 PM	75	64	11
Friday	07/06/18	4:20 PM	68	52	16
Saturday	07/07/18	6:00 PM	31	23	8
Sunday	07/08/18	2:00 PM	24	16	8
Random weekday					
Thursday	07/12/18	10:55 AM	tons		
Labor Day weekend					
Friday	08/31/18	10:30 AM	86	68	18
Friday	08/31/18	7:20 PM	26+		
Saturday	09/01/18	6:30 AM	38	27	11
Sunday	09/02/18	6:30 AM	23	16	7
Sunday	09/02/18	12:00 PM	42	33	9
Sunday	09/02/18	2:00 PM	44	32	12
Monday	09/03/18	7:00 AM	20	11	9

INSPECTOR OF ELECTIONS

When holding board director elections, an inspector of elections is assigned the task to conduct the process. The past four years, the elections have been by acclamation since there were only five persons running for five vacant positions. After this process has been done for four years, the following year actual elections must be held.

At the last board meeting, it was suggested that perhaps a Surfside III resident could volunteer to perform this task. If you are interested in knowing more about this process, please contact the board president at a67sand@aol.com by May 15th.

Below are some of the tasks that need to be done:

INSPECTOR OF ELECTION	
APPOINTMENT & DUTIES	
<p>As mentioned above, prior to the distribution of the Secret Ballot materials, the Inspector of Election must be appointed according to the procedures set forth in the Association's Election Rules and Regulations. A single Inspector may be appointed or a group of three Inspectors may be appointed, taking action according to majority vote. Many Election Rules allow the Board to appoint the Inspector of Election, and the Inspector may appoint others as assistants, each of whom must meet the same following requirements.</p>	
QUALIFICATIONS	
<p>An Inspector of Election must be an independent third party as defined by California Civil Code and meet the following qualifications:</p> <ul style="list-style-type: none">• Not be a member of the Board of Directors;• Not be a candidate for the Board of Directors;• Not be a relative of a member of the Board of Directors;• Not be a relative of a candidate for the Board of Directors; and• An independent third party includes, but is not limited to, a volunteer poll worker with the county registrar of voters, a licensee of the California Board of Accountancy, or a notary public• An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the association for any compensable services other than serving as an inspector of elections. <p>An inspector of election may appoint assistants to help with the tabulation of votes and validation of outer envelopes,</p>	<p>provided that the assistant meets the same qualifications as the inspector of election.</p> <p>That means that a manager, assistant manager or anyone working for the management company or a subsidiary of the management company cannot be an inspector of election or an assistant to the inspector of election.</p>
INSPECTOR DUTIES	
<p>An inspector of elections shall perform all duties impartially, in good faith, to the best of the inspector of election's ability, as expeditiously as is practical, and in a manner that protects the interest of all members of the association. If there are three inspectors of elections, the decision or act of a majority shall be effective in all respects as the decision or act of all.</p>	
INSPECTOR DUTIES (CONT.)	
<p>The inspector or inspectors of elections shall do all of the following:</p> <ol style="list-style-type: none">(1) Determine the number of memberships entitled to vote and the voting power of each(2) Update the Registration List and Voting List, as required due to receipt of member update(3) Deliver or cause to be delivered to each member the following documents at least 30 days before the election:<ul style="list-style-type: none">• the ballot(s)• copy of Election Rules(4) Determine the authenticity, validity, and effect of proxies, if any(5) Receive ballots(6) Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote(7) Determine when the polls shall close consistent with the governing documents(8) Count and tabulate all votes(9) Promptly report tabulation to the board(10) Maintain custody at all times or designate a location for keeping of the sealed ballots, signed voter envelopes, voter list, proxies, and candidate registration list until after the tabulation of the vote, and until the time allowed by Section 5145 for challenging the election has expired, at which time custody shall be transferred to the association(11) If there is a recount or other challenge to the election process, make the ballots available for inspection and review by an association member or the member's authorized representative(12) Perform any acts as may be proper to conduct the election with fairness to all members in accordance with this article, the Corporations Code, and all applicable rules of the association regarding the conduct of the election that are not in conflict with this article.	
<p>An inspector of election may verify the member's information and signature on the outer envelope prior to the meeting where the ballots are tabulated</p>	
<p>Any report made by the inspector or inspectors of elections is prima facie evidence of the facts stated in the report.</p>	

LOCKED GATES



Recently it has been observed that the walk-through gates have been left propped open instead of completely closed.

Gates need to remain locked.

If you have a guest that will be using the gates to exit our complex, please either provide a key for them or accompany them to the gate and have them contact you when they intend to return or set up at time to meet them at the walk-through gate so they can re-enter.

Locked gates help to deter uninvited visitors into our complex.

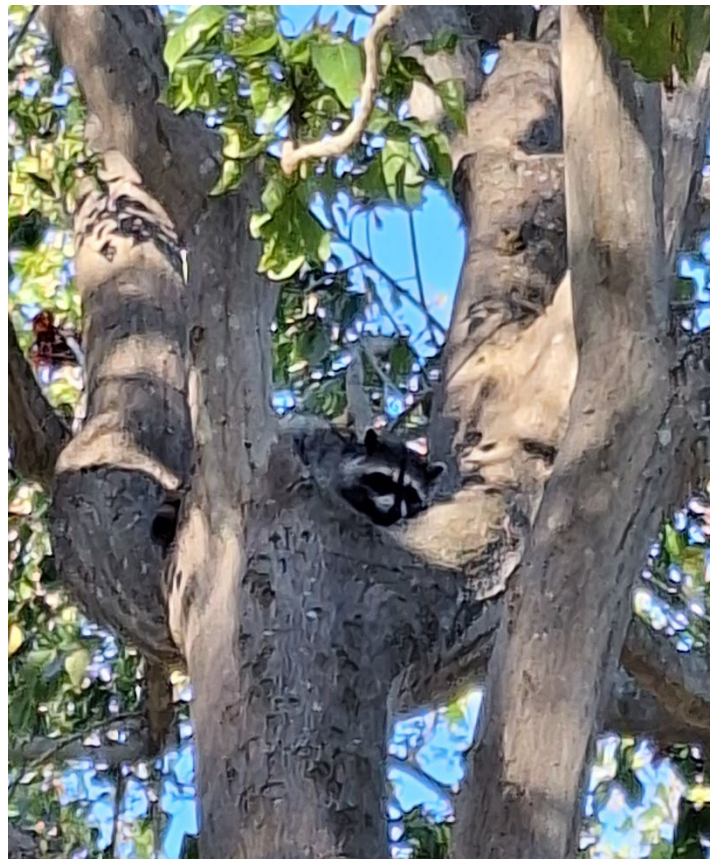
PLEASE be sure that the gate lock is engaged after you pass through.

ATTIC ANIMALS

Animals are seeking new habitation in townhome attics. If third-floor condo building residents or townhome residents hear footsteps in the attic, please contact the Office so the animal may be humanely removed and relocated.



Perhaps this is the same one hanging out in the tree next to the Clubhouse.



NON-FLUSHABLE ITEMS



Recently we experienced a sewer line blockage that was caused by products labeled “FLUSHABLE”.



**TOILET PAPER IS
THE ONLY PRODUCT MANUFACTURED TO
SAFELY FLUSH DOWN OUR TOILETS**



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.

- 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: 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