



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

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

## JULY 2025 - 10-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, July 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.

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



**Meeting will be held** simultaneously as a  
HYBRID MEETING

**Audio Connection:** 1-844-854-2222 (Toll free)

**Access code:** 822680#



Onsite in the  
**Clubhouse**

## **FOURTH OF JULY CELEBRATION**



For those who are recent residents of Surfside III with pets, please be aware that fireworks, firecrackers, and other forms of loud celebratory sounds may be occurring before, during, and after the Fourth.



The beach, Moranda Park, and the vacant land by the J Street Canal as well as the Surfside complex are areas where people sometimes light fireworks.

Each year, the Port Hueneme Police Department receives hundreds of complaints regarding illegal fireworks on July 4th, and the days leading to the Fourth of July.

**The fine for possession, sales, and setting off illegal fireworks starts at \$1,000 and may result in an arrest.** The police complaint line is **805-986-6539**.

**HAPPY HOUR - JULY 25, FRIDAY 4:00 to 7:00 pm**

### **EXCLUSIVELY FOR CURRENT RESIDENTS OF SURFSIDE III**



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. This event is for residents only.

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

## **ELECTION OF BOARD DIRECTORS**



The election of the Board Directors will be held on October 11, 2025.

There are five volunteer positions for Directors. Any owner who is interested in becoming a Director is asked to submit a Nomination Form which is available at [www.surfsideiii.org](http://www.surfsideiii.org) or by requesting that one be sent by sending an email to [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) or by calling the Surfside III Office.

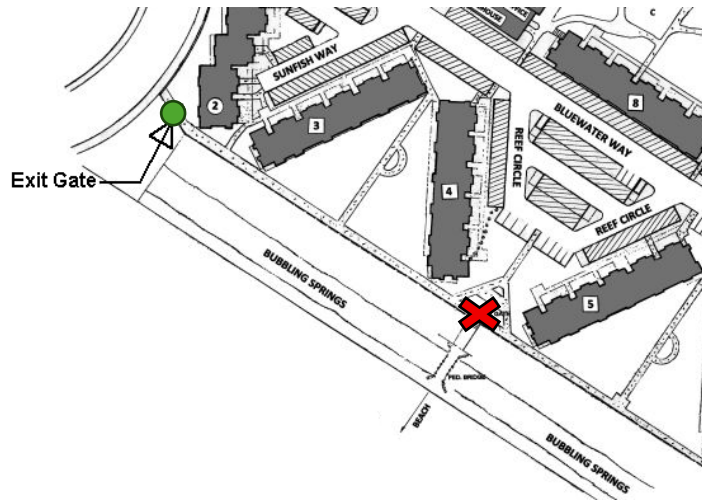
Nomination forms are to be submitted to the Surfside III Onsite Office:

- 600 Sunfish Way, Port Hueneme, CA 93041
- Or email [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com)

by **Noon on July 17, 2025**.

## **BRIDGE RAILING REPLACEMENT PROJECT**

The eight-week Bridge Railing Replacement Project is now scheduled to start in **mid-July**. **The gate adjacent to the bridge will be closed.** Please use the exit gate by building 1 as shown below.



## **EARTHQUAKE INSURANCE PREMIUM**

At the June 2025 meeting, the board approved the submitted earthquake insurance **Option 1** quote as shown below. Sixteen other insurance companies solicited for earthquake insurance coverage did not submit a proposal. This premium is within existing budget.

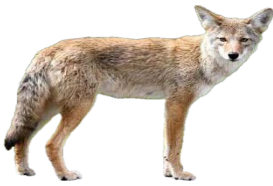
Currently awaiting Fire Insurance Premium fee quote.

### **Surfside III COA** **Premium Comparison 2025**

	<u>Current Coverage</u>	<u>Renewal Coverage Option 1</u>	<u>Renewal Coverage Option 2</u>
<b>Policy Loss Limit:</b>	<u>\$68,170,000</u>	<u>\$72,070,000</u>	<u>\$72,070,000</u>
<b>Deductible:</b>	10%	10%	7.5%
<b>Total Annual Premium (not including finance charges):</b>	\$192,202.89	\$169,668.38	\$190,159.93
<b>Company:</b>	Fortegra Specialty Lexington Everest Indemnity Steadfast MS Transverse Specialty	Fortegra Specialty StarStone Specialty Lexington Everest Indemnity Steadfast MS Transverse Specialty	Fortegra Specialty StarStone Specialty Lexington Everest Indemnity Steadfast MS Transverse Specialty

## **COYOTE SIGHTING**

Recently **one** coyote was sighted outside our gate along the riverbed.



It may have been a one-time resting place but if you see a coyote frequenting that area which is an area people also frequent, please contact:

Ventura County Animal Services at 805-388-4341.

As of the date of publication of this newsletter issue the **coyote has not been sighted again** and no interaction with humans or other animals has been reported.

## **RESIDENT SKUNK**

Based on nightly sightings in the atrium area adjacent to building 8, a very happy skunk continues to enjoy his insect meals that this lawn area provides him/her without bothering to be concerned about the humans' tip toeing in the adjacent area.

Please be sure to stay as far away as possible and not make any noise or fast movements if you see one. They typically only spray if they are startled or afraid of being attacked.

## **ELEVATORS**

We take elevator maintenance very seriously here at Surfside III. We have scheduled routine inspections and service of our elevators but **if you notice that an elevator is functioning oddly, please contact the office** so a technician can be called out **immediately** rather than when they are scheduled.

Getting possible elevator **issues investigated quickly could help to avoid shutting down the elevator** while more involved costly repairs are made.



## **WINDOW AND DOOR SCREENS**

Being by the beach and the constant moisture, the steel screens on the windows and doors can become unsightly with damaging rust. Rust will weaken the integrity of the screen and eventually degrade it.

Maintaining clean screens is a sure way to lengthen the life of your screens and contribute to the overall beauty of our community. Please be sure that cleaning your screens are part of your cycle of property maintenance. Thank you.

**OUR RULES STATE:**



Recently a very cute squirrel having found food before on this balcony was searching again for food there, instead of searching in their natural habitat.

**Please help our natural ecosystem by not changing the feeding habits of our wildlife.**





## **TOWNHOME WOOD TRIM PAINTING IS ONGOING**

The COA contractor is painting the wood trim on the front side of the townhomes. In the process, the contractor is repairing or replacing any wood that needs this type of work.



## **RIGHT OF ENTRY**

The COA's governing documents authorize staff and its contractors to enter common ground and individual **units to perform repairs and inspections for damage**. An example would be that a first-floor condo unit resident notifies the office that water is flowing from the bathroom light fixture. Staff would then enter the second-floor unit above to investigate the cause of the flooding. This situation also shows the importance of the office having a duplicate set of all the units' entry keys, especially when no one is in the unit.

## **OBSOLETE UNIT KEY = \$500 FINE**

Please submit a current copy of your unit's working key(s) to the following doors to the office if you have not done so previously:

- front door
- security door
- garage door (if applicable)



These keys are to be used only in case of emergencies such as flood, fire, or other safety issues or in the case of ongoing repairs which need to be completed during the absence of the owner/resident.

## **PARKING ENFORCEMENT**

The recent parking enforcement activity did not result in any vehicles being towed. All vehicle owners who moved their vehicles are thanked for their cooperation. The enforcement is being carried out to remove any non-operational vehicles from the common area parking spots and to allow all drivers an opportunity to park in any parking spot.

## **SEWER LINE CLOGS**

Residents are encouraged to install traps in their sinks and bathtubs to capture hair and other products that may find their way into the sewer lines. This past month there has been an unusually high number of units experiencing drainage issues.



There are many different styles of drain traps or hair traps that are under \$15 and do not need a plumber to install. These two are just examples of products easily available.



## **INSPECTION OF UNIT BY OWNER**

It is recommended that owners inspect their units from time to time. The two main causes of damage are water and sewer spills. A second-floor condo unit owner was not aware that there was a hole in the baseboard adjacent to his tub. Through time and after many showers, water was able to flow through this hole unto the floor and commence damaging the subflooring, wood and drywall in his unit as well as the unit directly below. The damage caused by water was quite extensive.



## **JACUZZI**

On a past Monday, a Ventura County pool inspection team closed the jacuzzi since a high chlorine volume was detected. As it so happens, the COA pool service contractor poured chlorine into the jacuzzi as well as the pool to treat the water that morning since both water features had many people using them the prior weekend. The jacuzzi was opened for use once the chlorine levels met the regulations.

## WATER METER READINGS REPORTED BY THE CITY OF PORT

### 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

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

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

2 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 – Feb	Gallons – Mar	Gallons – Apr	Gallons – May
1	71,808	77,044	133,892	63,580
2	43,384	52,360	50,116	50,864
3	69,564	51,808	121,924	148104
4	102,476	89,760	71,808	59,840
5	43,384	40,392	55,352	50,116
6	38,148	36,652	35,904	24,684
7	46,376	45,628	63,580	149,600
8	58,344	50,864	54,604	47,124

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.

**NOTE:** The City has verified that the water meters are functioning correctly and the water use readings for buildings 3 and 7 are correct. The large volume of water being reported indicates high water use by the residents. This water use would also include constantly flowing broken, leaking 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 2<sup>nd</sup> & 3<sup>rd</sup> 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](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)

**Secretary:** Barbara Lopez [hoablssiii@gmail.com](mailto:hoablssiii@gmail.com)

**Director:** Robert Meyer [bobmeyerss3@yahoo.com](mailto:bobmeyerss3@yahoo.com)

## **CLUBHOUSE**

**ON-SITE PROPERTY MANAGER:** Monica Martinez [ssiiioffice@gmail.com](mailto:ssiiioffice@gmail.com) 1-805-488-8484

**OFFICE HOURS: Monday through Friday 8 a.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 6:00 a.m. until 8:30 p.m.***

***Everyone must vacate 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](mailto: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](http://Surfsideiii.org)

- Posted on the bulletin board in Clubhouse
- By emailing [ssiiioffice@gmail.com](mailto: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

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*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](mailto:A67sand@aol.com) and/or Lya Findel: [SurfsideiiiLya@gmail.com](mailto:SurfsideiiiLya@gmail.com)