



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

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website: Surfsideiii.org

## AUGUST 2025 - 9-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, August 9, 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**

## **BOARD OF DIRECTORS ELECTION**

Six owners submitted nomination forms for the director's election. There are five positions that can be filled.

**August 1, 2026:** The pre-ballot/Candidate General Notice to the owners is scheduled to be sent out on August 1, 2025.

**September 5, 2025:** The election package, ballot and election rules mailing date is scheduled for September 5, 2025.

**October 11, 2025:** The election meeting date. The ballots will be counted and if there is a quorum (155 valid ballots received) then the firm processing the election will count the ballots off-site and a Zoom program (viewable in the Clubhouse along with a link sent to all owners) will be used to observe the actual counting of votes.

- **October 25, 2025:** If sufficient ballots are not submitted by October 11, 2025, the ballots will be counted on October 25, 2025. The firm processing the election will be counting the ballots off-site and a Zoom program will be used to observe the counting of votes, viewable in the Clubhouse and on a link to all owners.

Once you receive your ballots, please **precisely follow the instructions** to vote and mail in your vote in the envelope included with the voting package.

In past elections, invalid ballots have been received due to owners not following the precise instructions for submission. Please do not make that mistake.



**HAPPY HOUR – AUGUST 22, FRIDAY 4:00 to 7:00 pm**

-This event is limited to **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. Please invite your neighbor.

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)

## **BRIDGE RAILING REPLACEMENT PROJECT**

The Bridge Railing Replacement Project is on hold till the Fish and Wildlife Permit is obtained. This process may take 30 days or more. Once the permit has been issued, then the project can proceed. For now, access to the bridge is available.



## **CONDO BUILDING WATER VALVE REPLACEMENT**

When identified as non-functioning, the condo building water valves located in the condo building's attic are replaced. When this work is being done and the water is shut off, the units receiving water from the line connected to the valve will be affected. Depending on the situation, this work may take several hours. Prior to water shut off to the units affected, the Office contacts the residents of the units so that they are aware of the repairs.

## **SHOWER WATER TEMPERATURE**

Sometimes residents notice that there is no cold or hot water flowing from their shower heads.

- First thing would be to check that the shower head is not clogged.
- Next step is checking with the office if the building water heater(s) are operating at their designated heat settings and the other units in the building are receiving hot water.
- Next place to investigate is to see why no hot water is available in the shower would be the shower mixing valve. The process of doing this is the unit owner's responsibility.

## **RUNNING WATER SOUND**

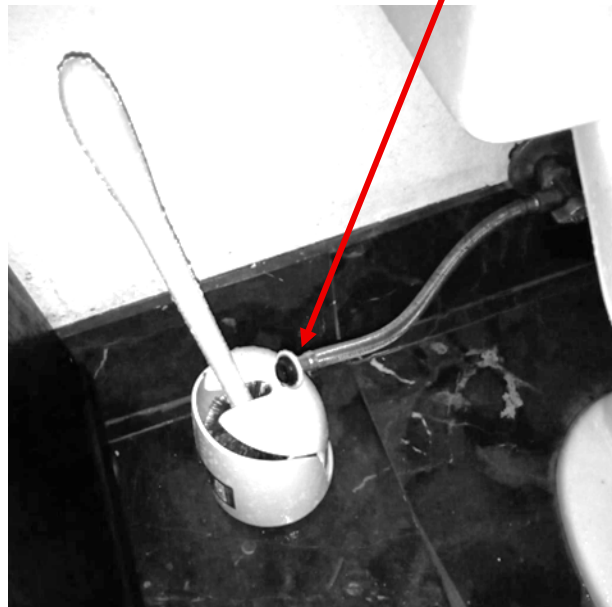
You should **not be hearing constant water** running through the pipes in the walls. Normal water flowing sound through the pipes occurs when washing machines, and dishwashers are running or when people are showering or using the sinks but do not continue constantly. If the water flowing sound is constant, **please contact the office.**

## **CONDO WATER DAMAGE**

Recently a resident was away from his second-floor unit and the water line that provides water to the toilet tank became loose and started pouring water into the unit.



*First floor-unit ceiling damage*



*Second-floor detached water line*

Not only was there water damage to that unit, but also to the unit below.

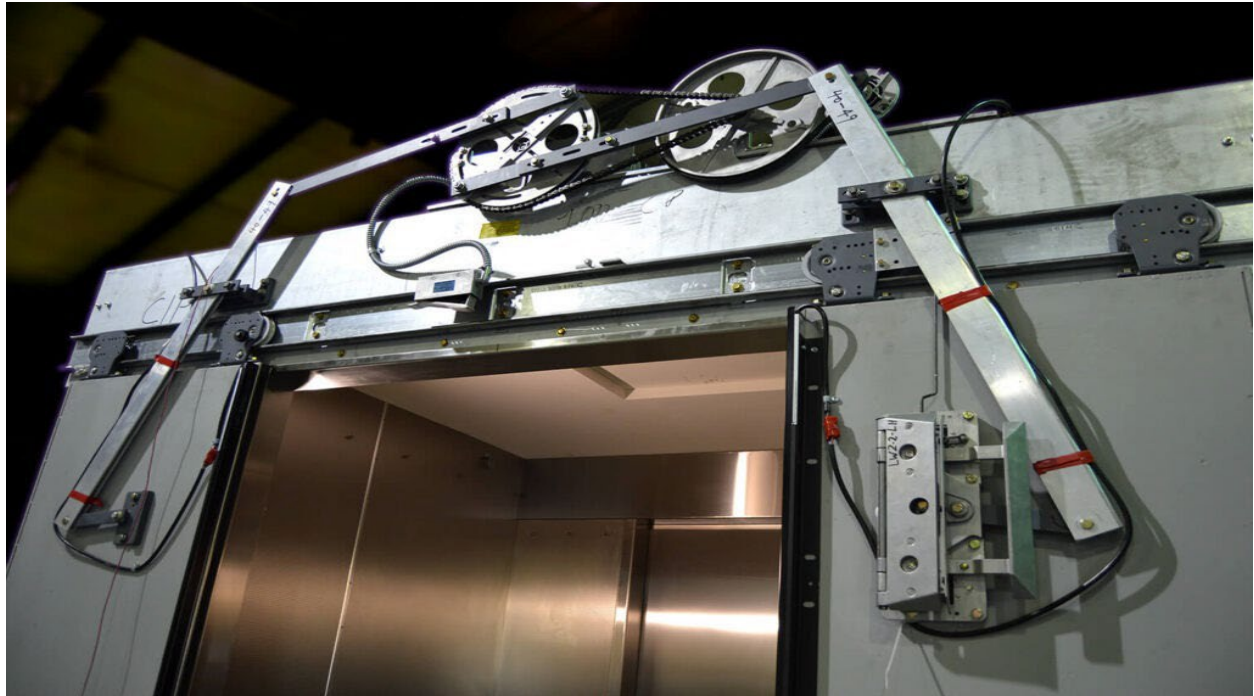
The other issue was that the key to the second-floor unit had not been submitted to the office and COA staff could not enter the unit to turn off the water quickly. Instead, staff went into the attic and turned off the water at the main line.

Rules and Regulations – Rule 19 – provides information on how to deal with sewer or water intrusions. This rule can be read by going to [surfsideiii.org](http://surfsideiii.org) homepage under section labeled Rules and Regulation Restrictions or clicking on Documents/Governing Docs/Rules and Regulations.

**Water damage to the interiors of these two units, due to this event, are the responsibility of the owner of the second- floor unit.**



## **ELEVATORS**



*Similar to our elevator spirator and rollers*

Through time and use, the elevators are having more operational issues. Once the elevator in most need of repair is determined by TKE, the firm providing elevator service, it will be receiving hanger rollers and a spirator. The hanging rollers will contribute to the smooth operation of the hoistway doors. When worn or damaged, the rollers create unpleasant noise and can result in shutdowns by restricting movement of the elevator doors. The spirator assists the elevator's door operator in closing the elevator doors. Worn or broken spirators cause poor door operation or unnecessary shutdowns.

The cost to provide these two components to one elevator is \$15,371. If the other seven elevators require the same work the total cost will be \$122,968.

All elevator users are requested to use the elevators appropriately as repairs and maintenance will affect the budget and the amount of monthly assessments.

## **CLUBHOUSE FACILITY**

A reminder to all owners that Clubhouse access cards can be revoked and/or a fine assessed as the result of improper actions by yourself, family members, guests, and/or residents of your unit.

Rules for using the Clubhouse amenities are applied equally to everyone and may be found on our website homepage.

## **ARBORIST REPORT**

We are awaiting a report from our arborist on the health of sixteen trees in the COA complex that are suffering different issues. The trees in question are:

- Coral
- Callery Pear
- Strawberry
- Palm
- Eucalyptus

This report will provide recommendations on how to proceed.

Recommendations will also be provided to address powdery mildew on three other London Plane trees.

## **BBQ INFORMATION FOR NEW RESIDENTS**

Due to our COA insurance policy coverage regulations, gas/propane/charcoal/electric grills, fireplaces, fire pits, heat lamps and other heat producing devices, including their fuel source **are prohibited** to be used/stored on **any condo building or town home balcony/garage, patio or deck.**



These heat producing devices including their fuel source may be used/stored in the town home patios if they are located a minimum of 10' away from the town home structure. Gas, propane, or other similar fuel sources may not be stored inside the unit.

## **INSURANCE QUOTES**

The general liability insurance premium quote provided for 2025-26 is \$173,852.

The earthquake insurance quote is \$169,668.

The total of the two is \$343,520.

The budgeted amount for both premiums is \$371,724.

Therefore, both premiums can be paid without further funds being required.

## **SENATE BILL AB130**

On June 30, 2025, California Governor Newsom signed AB130 into law. While the amended version of the Rules and Regulations is currently being formulated the Association is enforcing the provisions of AB130 which affects the processing of fines.

## WATER METER READING 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.

- 17 Townhomes used less than 1,500 gallons
- 12 Townhomes used between 1,500 gallons to 3,000 gallons
- 12 Townhomes used between 3,000 gallons to 6,000 gallons
- 7 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 – Mar	Gallons – Apr	Gallons – May	Gallons – Jun
1	77,044	133,892	63,580	71,060
2	52,360	50,116	50,864	43,384
3	51,808	121,924	148,104	155,584
4	89,760	71,808	59,840	70,312
5	40,392	55,352	50,116	45,628
6	36,652	35,904	24,684	23,936
7	45,628	63,580	149,600	186,252
8	50,864	54,604	47,124	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.

**NOTE:** The City of Port Hueneme 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)