



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

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

SEPTEMBER 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, September 13, 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

There will be five director's names on the ballot since one nomination was withdrawn. There are five positions that can be filled.

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

HAPPY HOUR –September 26, 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 amybruder@aol.com or Page LaPenn 562-370-7590 pagelapenn@aol.com

LANDSCAPE DISCUSSION

TUESDAY, SEPTEMBER 30th at 9 a.m. in the Clubhouse

If you have a green thumb or have ideas for our landscape here at Surfside III please be sure to attend this meeting.

All residents are welcome.

Please direct any questions you may have to Lynne Haile at lynnehaile1@gmail.com

MAINTENANCE REQUEST FORM

If you see something in the common area in need of attention, please submit the following form. It is also available on our website and outside our on-site office.

Surfside III Condominium Owners' Association

600 Sunfish Way, Port Hueneme, CA 93041

ssiiiOffice@gmail.com

Maintenance Request

Help keep our community clean and safe! If you see a light that needs to be replaced or a crack in the sidewalk that might be dangerous, please complete this report and either drop it in the mail slot at the onsite office, email or mail in your maintenance request. Including a photo would be very helpful.

Let's work together to keep Surfside III a safe and wonderful place to live.

Sprinkler Light Crack in sidewalk Gutter Trash Other

Location in need of maintenance:

If you wish to leave your personal information, we will notify you of the action taken.

Date _____ Name _____

Address _____

Email address _____

Contact phone: _____

Date received in office _____ Date handled _____

SCUM FLOATING ON WATER SURFACE

The whitish scum seen floating in the water is a result of users not showering before entering the pool and/or the jacuzzi.

PLEASE follow the rules and shower before entering the water.

Thank you



TOWNHOME WOOD TRIM PAINTING

This project is nearing completion with two more building segments to be done. Surprisingly, wood damage was minimal with only a few fascia repairs needed.

CONDO BUILDING TOWER WOOD TRIM PAINTING TO BEGIN



The wood trim on the towers of the condo building will be painted as well as the large building numbers and flags. This project will require that a lift be used for workers to reach all the portions to be painted.

TREE STUMP REMOVAL

For those wondering what occurred near building 5, a tree stump was removed.



WALL DAMAGE

The block wall dividing the complex and Industrial Way was recently damaged in a non-injury event when the driver of the vehicle accidentally ran into it. The vehicle owner immediately took responsibility for the damage and contacted our on-site office with their insurance information. The repairs should be completed shortly.



BEAUTIFICATION COMMITTEE



The Beautification Committee is seeking residents who are willing to help maintain the various succulent plantings throughout the complex. If you are interested, please contact Lynne Haile, Chairperson, at lynnehaile1@gmail.com.

FALLING TREE BRANCHES

Another branch of the Coral Tree in Lighthouse Park fell recently. The Arborist report is forthcoming.



AB 1572

This bill requires various property owners, including common interest development associations, to remove “nonfunctional turf” or irrigate it with reclaimed water. HOAs are required to stop using potable water to irrigate nonfunctional turf or to remove such “nonfunctional” turf from common areas by the end of 2028. [Second quarter 2025 – CAI-Channel Islands]

It now appears that mowed grass areas that are enclosed and not accessible to residents is determined to be nonfunctional turf.

Surfside III does not have any areas that qualify as nonfunctional turf and therefore no further action is required at this time.

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
- 8 Townhomes used between 1,500 gallons to 3,000 gallons
- 15 Townhomes used between 3,000 gallons to 6,000 gallons
- 10 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 – Apr	Gallons – May	Gallons – Jun	Gallons – Jul
1	133,892	63,580	71,060	92,752
2	50,116	50,864	43,384	58,344
3	121,924	148,104	155,584	56,100
4	71,808	59,840	70,312	66,572
5	55,352	50,116	45,628	49,368
6	35,904	24,684	23,936	37,400
7	63,580	149,000	186,252	53,108
8	54,604	47,124	50,864	53,856

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: Congratulations to buildings 3 and 7 residents for such a reduction in water usage.

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 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 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: SurfsideiiiLya@gmail.com