



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

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

OCTOBER 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, October 11, 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**

THANK YOU BARBARA

The COA, Board and staff wish to express our appreciation and to thank Barbara for serving as the Board Secretary for the past five years and for participating in the Unit Modification Committee. Her contribution to the COA helped keep the organization on track. Although she will no longer be a Board member, Barbara has assured us that her support for our community will continue through other activities here.

HAPPY HOUR – October 24, 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 or Page LaPenn 562-370-7590 pagelapenn@aol.com

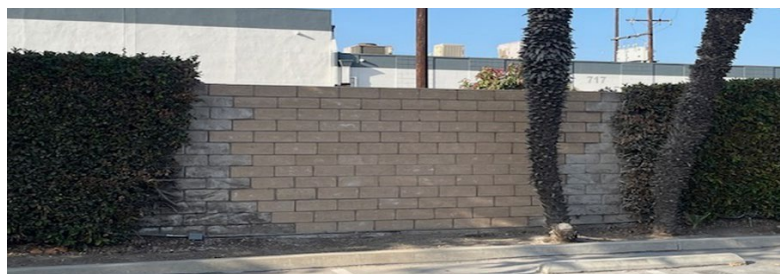
BOARD OF DIRECTORS ELECTION

There are five directors' names on the ballot since one nomination was withdrawn.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

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

WALL DAMAGE

The block wall dividing the complex and Industrial Way was recently damaged when a vehicle accidentally ran into it. The wall has been repaired, and the COA has received payment for the repairs from the vehicle owner's insurance company.



PAINTING



The contractor has completed painting the wood siding on the front of the townhomes and will now start painting the wood trim, building number, and flag symbol on the condo building towers

Provisions are also being made to continue the painting of balcony and walkway rails as needed and as the weather permits.

FURNACE INSPECTION

Colder weather will soon be here and furnaces will be turned on. It is recommended that owners inspect or have others inspect their furnaces to make sure they are in good operating condition and at the same time change the filter if needed.

HAIR CATCHERS

It has been found that hair accumulation in the shower/tub drain lines **has caused water backups into the units**. To minimize the chance of this happening, it is recommended that owners install drain hair catchers in their tubs/showers.

Some examples are:



ADDITIONAL ALARMS FOR YOUR UNIT

It is always best to know if there are sewer/water flooding issues in your units as soon as possible. Some owners are absent for long periods of time and may not become aware of flooding issues until they arrive back to their units.

Some owners have installed water leak detection alarms that are placed on the bathroom floor or in the tub, under the bathroom/kitchen sinks and if they have a laundry hookup under the hose connections for the water supply.

If water is detected, the alarms will sound an alarm so that action can be taken to address the leak. Depending on the product you select your alarm could send you a notice to your cellphone.

Some examples of alarms are:





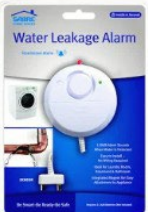


Stechro Adjustable Water Sensor Alarm Leak Dectecor-Listed on Amazon \$39.99



BaldrTherm WiFi Water Leak Sensor 3 pack Listed on Amazon \$29



X-Sense Water Leak Detector Kit, Smart Water Sensor Alarm with App Alerts \$49 Listed on Amazon

 <p>Also nearby</p> <p>Kidde Smart Water Leak and Freeze Detector 21031205</p> <p>\$23.99</p> <p>Walmart & more</p> <p>3.6 ★★★★★ (154)</p>	 <p>Also nearby</p> <p>Basement Watchdog Water Alarm BWD-HWA</p> <p>\$12.48</p> <p>Home De... & more</p> <p>Free delivery</p> <p>4.6 ★★★★★ (893)</p>	 <p>Nearby, 3 mi</p> <p>SABRE Wireless Water Leak Flood Alarm Sensor</p> <p>\$12.99</p> <p>Ace Hard... & more</p> <p>4.9 ★★★★★ (11)</p>	 <p>Also nearby</p> <p>SimpliSafe Water Sensor</p> <p>\$19.99</p> <p>Lowe's & more</p> <p>4.6 ★★★★★ (226)</p>	 <p>Honeywell RWD21 Water Leak Alarm</p> <p>\$9.97</p> <p>Menards & more</p> <p>4.3 ★★★★★ (169)</p>
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The products listed are for general informational purposes only. We do not guarantee the accuracy, completeness, or suitability of any product for your specific needs. Any reliance you place on such information is strictly at your own risk. We are not responsible for any loss, damage, or injury resulting from the use of the products displayed.

TREE REMOVALS



A recent arborist report identified four trees to be **removed due to their health and trunk/branch conditions**. The trees are: Coral tree by the Clubhouse parking lot, Coral tree by the playground behind the Clubhouse, tree adjacent to the County J Street drain, and the tree by RV parking area. A contractor has scheduled tree removal to be done October 6th and 7th. Residents are advised not to park their vehicles adjacent to the parking lot Coral tree or the tree in the RV parking spots.

The trees will be removed at ground level due to the expense of stump grinding. In a few years after the stumps have deteriorated the cost to stump grind will be much less.

As part of the city permit, the COA is required to plant a tree for every tree removed. These trees will be planted as close to the original tree location as possible.

ROOF LEAKS

Townhome owners and third-floor condo building owners are requested to periodically check their unit's ceilings to see if there are water leaks due to roof conditions.

With the upcoming rains, water leaks may occur. If water ceiling leaks are detected, please contact the Office. The COA goal is to repair minor roof leaks to extend the life of the roofs. In the future, the entire building's roofs will need to be replaced.

SOLAR PANEL INSTALLATION SURVEY

An owner recently suggested that the COA consider installing solar panels on the carports in the complex for energy and cost savings. It is not known at this time whether the existing carport structures can be used or whether they will need to be removed and new structures built to support the panels if this project goes forward. **Reserve Funds are not available for this project at this time and costs associated with the project will be assessed to the 309 owners.**

Prior to proceeding with efforts to investigate this proposal, this survey will indicate the owners' desire to proceed in this direction.

If sufficient owners indicate that this is a feasible project, then efforts will be made to further investigate options.

Please email the Board President at a67sand@aol.com by **Noon October 22, 2025**, whether the COA should proceed to investigate proceeding with this project or not.

The interested owner submitted the following information.

Rationale for Solar Installation

- **Energy and Cost Savings:** Our community could offset a significant portion of common area electricity usage (e.g., lighting, gates, or shared facilities) by harnessing solar power on underutilized parking structure rooftops. Based on similar HOA projects, this could save thousands annually on utility bills, with the system paying for itself over time through reduced energy costs.
- **Property Value Enhancement:** Solar installations can increase the overall value of the property and individual units, making our community more attractive in a market increasingly focused on green features.
- **Environmental Benefits:** Switching to solar would reduce our carbon footprint, contributing to lower emissions and better air quality—key concerns in California.
- **Legal Support:** Under California Civil Code Section 714, individual owners have the right to install solar, but a community-wide approach on common areas like parking structures could be more efficient and equitable.

The parking structure rooftops seem ideal due to their exposure to sunlight, minimal shading, and existing structural support, avoiding the need to use building roofs that might complicate maintenance.

Recommended Steps for Review (Based on ECHO Guidelines)

To evaluate this properly, I suggest the HOA follow a structured process similar to the one outlined in the ECHO article:

1. **Select a Solar Company:**
 - Engage experienced solar installers specializing in HOAs, such as those listed in ECHO's Professional Directory or local firms with California expertise.

- Prioritize companies with resources for rebates and incentives, noting that as a nonprofit HOA, we may qualify for limited tax credits (e.g., state programs rather than federal commercial ones). We should confirm eligibility for California's solar incentives, like the California Solar Initiative or net metering under NEM 3.0.

2. Conduct an Assessment:

- Schedule a site visit with a solar specialist to evaluate:
 - Current energy usage (review HOA electricity bills).
 - Usable space on parking structure rooftops (photographs and measurements).
 - Metering setup (e.g., if common areas are on a single meter, this simplifies the process).
- This step is low-commitment and would provide data on potential energy offset (e.g., 80% or more of common area needs).

3. Review Project Bids:

- Obtain bids detailing system specs, energy offset projections, and financial analysis.
- Explore creative structures, such as forming a resident-owned for-profit entity to own the system and lease it back to the HOA, unlocking better incentives.

4. Arrange Financing and Installation:

- Options include:
 - Special Assessments: If under 5% of the annual budget, no vote needed; otherwise, require owner approval via secret ballot.
 - Reserves: If tied to electrical system upgrades, reserves could fund it (per Civil Code Section 5510).
 - Bank Loan: Spread costs via modest monthly assessment increases (vote only if over 20%).
 - Solar Power Purchase Agreement (SPPA): No upfront cost—the solar company owns and installs the system, selling power back at a fixed rate lower than utilities, with an option to buy after 20+ years.
- Coordinate with the solar company for permits, inspections, and rebates.

Potential Challenges and Mitigations

- Initial Costs: While upfront investment is significant, returns are strong (e.g., roof life extension by 25-30 years if installed with any roofing work).
- Zoning and Structure Suitability: Port Hueneme's coastal location may offer good solar exposure, but we'd need to check local zoning and structural integrity.
- Owner Buy-In: Start with an informational meeting to discuss benefits and address concerns.

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.

12 Townhomes used less than 1,500 gallons

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

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

12 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 – May	Gallons – Jun	Gallons –Jul	Gallons – Aug
1	63,580	71,060	92,752	145,112
2	50,864	43,384	58,344	50,116
3	148,104	155,584	56,100	49,368
4	59,840	70,312	66,572	59,840
5	50,116	45,628	49,368	44,132
6	24,684	23,936	37,400	57,596
7	149,000	186,252	53,108	42,636
8	47,124	50,864	53,856	50,116

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.

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, is 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: Vacant

Director: Robert Meyer bobmeyerss3@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 6:00 a.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-THREATENING 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