



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

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

NOVEMBER 2025 - 10-page E-NEWSLETTER edition

November 4, 2025 - MAIN GATE CLOSURE – more information on following page.

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, November 8, 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**

MAIN GATE CLOSURE

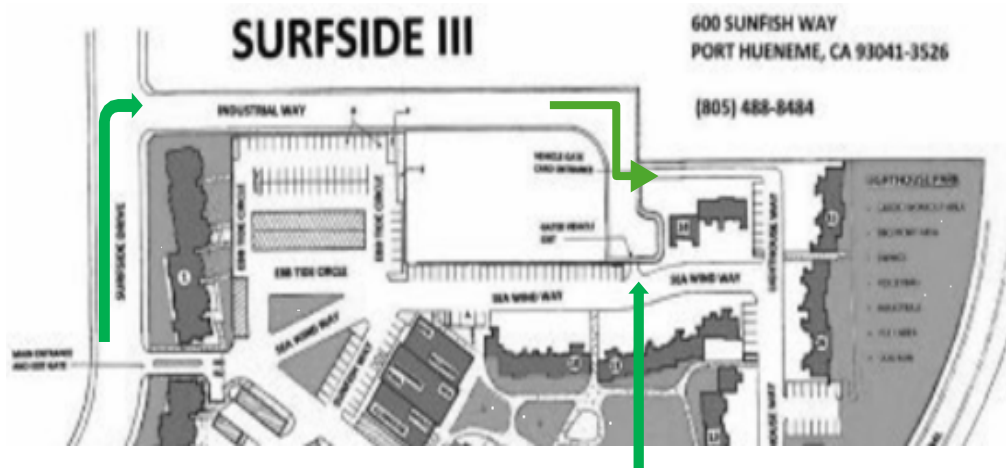
The City Water Department will be working on the water valve located in the complex about 15' away from the exit gate scheduled to start on:

TUESDAY, NOVEMBER 4, 2025.

Project will require the closure of the main entrance and exit gates. Vehicles will need to enter and exit using the Industrial Way entry/exit gates.

While the work is being done, these gates will remain open.

ALTERNATE ENTRANCE IF MAIN GATE IS CLOSED



Alternate exit from inside complex

2025-2026 BOARD OF DIRECTORS ELECTED

109 ballots were submitted (35.28% of the owners) and counted at the Annual Member Meeting on October 25, 2025.

Vote distribution: Robert Meyer (85), Bruce Kulpa (86), Thierno Barry (89), Lya Findel (91) and Andy Santamaria (102).

Following the count, the board organizational meeting selected the new board positions.

President: Andy Santamaria
Vice-President: Lya Findel
Treasurer: Bruce Kulpa
Secretary: Robert Meyer
Director at Large: Thierno Barry

HAPPY HOUR – DECEMBER 5, 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

SOLAR PANEL INSTALLATION SURVEY

A survey was conducted at the request of an owner who suggested that the COA consider installing solar panels on the carports in the complex for energy and cost savings.

Nine responses were received – one comment to proceed investigating the possibility of carport solar panel installation and eight comments disapproving this concept.

Based on these results, no further action will be taken at this time.

PAINTING



A contractor is painting the condo balcony and walkway rails as needed and as the weather permits. Once completed, painting of the central portion of the condo building's wood trim will begin.

ENTRANCE CORAL TREE WAS REMOVED

On October 20th, one of the large branches of the Coral tree at the main entrance broke and did substantial damage to the tree trunk and minor damage to the aluminum fence. After obtaining an arborist's report and a City Permit, the tree and its roots were removed due to safety concerns that the remaining tree canopy could collapse onto the street or sidewalk. A tree approved by the City will be planted at/near that location.



The arborist report also recommended that the two Coral trees adjacent to Surfside Drive in front of building 1 be removed due to risk of failure. This matter will be discussed at the next board meeting.

TREE REMOVALS

The four trees shown below have been removed. Root grinding will commence in mid-November.



BEWARE



Our trees provide dwelling for our local wildlife. Now that we are removing trees that present a danger to our lives (such as limbs falling) these local “residents” must find new dwellings.

Please continue to not feed our wildlife and check your balconies to make sure you have not provided an easy access “home”.

If you see raccoons moving about in the complex, please notify the office so that they can be humanly trapped and removed.

In time, all the wildlife that had been displaced from the removal of the trees will find new natural shelter.



JACUZZI HEATER

After 13 years of service, the existing jacuzzi heater failed and a new one replaced it. Per County standards, the jacuzzi water temperature is regulated to minimize possibility of burns due to extremely hot water.



LIGHTHOUSE WAY MAIN WATER MAIN LEAK

It was discovered that a water leak occurred at the junction of the main water line and one of its distribution pipes in Lighthouse Way. The City crew located the leak and repaired it. The street portion affected has now been repaved.



THANKSGIVING GARBAGE DISPOSER USE

It is highly recommended that residents dispose of their food remains into the organic bins rather than using their garbage disposers. **During the holidays, more frequent sewer line backups are noted due to the volume and content of the food items that are placed into the garbage disposers.**

MAIN ENTRANCE/EXIT GATES

The gate opening/closing components have been vandalized again causing the gate motors to fail. Repairs will be performed as necessary. The COA has been advised that a new motor may be necessary to replace the existing 15-month-old motor that was replaced at a cost of \$6,500.

CLUBHOUSE WOMEN'S BATHROOM TOILETS

The main toilet flushing mechanism in the women's bathroom was replaced due to failure of the existing system. If residents observe COA components in need of repair, please notify the Office.

DOG ISSUES

As residents walk their dogs in the complex, they are reminded to pick up any messes their dog causes. Several residents have complained that they have stepped on dog messes that appear to be associated with a sick animal.

BALCONY CONTENTS

Walking through the complex, it has been observed that residents are continuing to use their condo building balconies as storage. This activity can lead to a violation being issued.

PARKING IN THE STREET

Townhome owners are reminded that no vehicle parking is allowed on Seawind Way or Lighthouse Way at any time to provide emergency vehicle access.



This applies to parking vehicles on the street at night or on the weekends.

Vehicles that have been noticed/cited for this activity will be towed.

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.

13 Townhomes used less than 1,500 gallons

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

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

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

4 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 – Jun	Gallons – Jul	Gallons –Aug	Gallons – Sep
1	71,060	92,752	145,112	164,560
2	43,384	58,344	50,116	53,108
3	155,584	56,100	49,368	32,912
4	70,312	66,572	59,840	83,028
5	45,628	49,368	44,132	57,596
6	23,936	37,400	57,596	47,872
7	186,252	53,108	42,636	33,660
8	50,864	53,856	50,116	58,344

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: Robert Meyer bobmeyerss3@yahoo.com

Director at Large: Thierno Barry thiernoidiou@gmail.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

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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