



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

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

DECEMBER 2025 - 9-page E-NEWSLETTER edition

HAPPY HOLIDAYS

As the holiday season is upon us, the Board of Directors and the staff would like to take a moment to extend our warmest wishes to each of you. This time of year, offers an opportunity to reflect on the moments we've shared and the community we've built together.

We are grateful for your continued support and for making Surfside III a wonderful place to live. Whether you celebrate with family, friends, or enjoy some quiet time of your own, we hope the season brings you joy, peace, and cherished moments.

Wishing you all a **Happy Holiday season** and a **New Year filled with health, happiness, and prosperity**.

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.

Please invite your neighbor. No need to RSVP.

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 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, DECEMBER 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**

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Meeting will be held simultaneously as a
HYBRID MEETING



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

Access code: 822680#

Onsite in the
Clubhouse

PROPOSED 2026 PROJECTS

Projects that are being planned for the next year include:

- replacement of 33 condo unit electrical panels;
- staining of townhome wood fences;
- condo sewer line cleaning;
- replacement of 50 condo building attic valves;
- painting of wood trim on condo buildings including refurbishment of condo building signage;
- repair of condo building balcony floors;
- tree trimming;
- addressing any sidewalk trip/fall issues;
- replacement of hanger rollers and spirators of three elevators,
- and bridge railing replacement.

INCREASE IN SEWER LINE BACKUPS

Residents are again reminded NOT to flush wipes down the toilets. This product has been found responsible for the majority of sewer line clogs occurring.

WATER ISSUES

If residents place frozen items in the kitchen sink to defrost while turning on the hot water and place a sink stopper, the result is water overflowing and flooding the floor. Those units on the second and third floor doing this can cause damage to the ceilings of the units below them. Any repairs needed are the responsibility of the owner causing this flooding event.

RAIN DAMAGE

Residents observing any roof leaks are asked to report them to the Office. The roofing contractor will repair the leaks once the weather clears up.

CLUBHOUSE USE

This season, it is noted, that most of the weekends in December have been reserved by residents wishing to have gatherings in the Clubhouse. Please respect the reservation which mostly consists of individuals gathering in the library area.

The pool, jacuzzi and gym are not part of the reservations and are open for use by other residents as well.

VISITOR PARKING

If you are expecting guests, please direct them to park in the visitor's parking spots located throughout the complex. **Parking in the streets is prohibited.**

ENTRANCE/EXIT GATES

The gates have taken a beating this year from individuals forcing them open, breaking their mechanisms and the gates are becoming unreliable even with repairs being done.

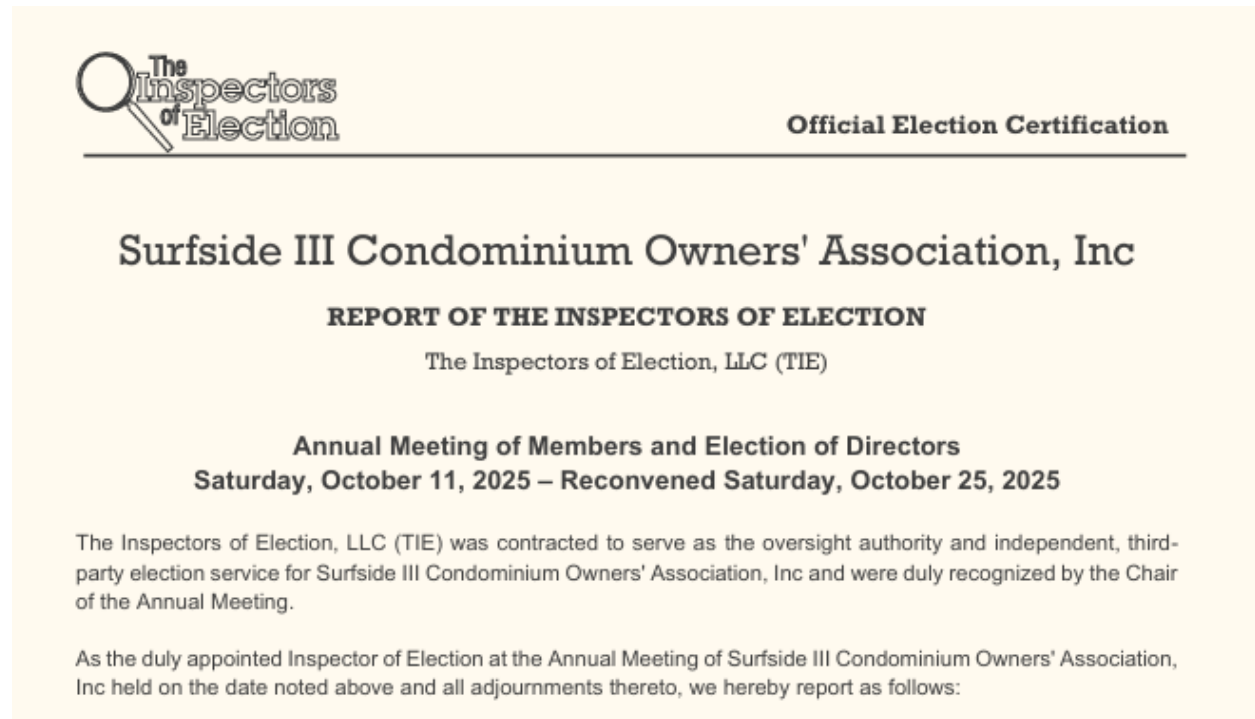
With the extra vehicular traffic this holiday season, the gates are being kept open at certain periods to avoid issues with entering or exiting the complex. During the holidays, evenings and weekends, contractors are not available to service the gates if they become stuck in a half-open position thereby causing issues for residents and visitors.

In 2026, further investigation will be made into how to address the gate issue.

CHECKING ON MAILING

After the October 25th Annual Meeting, Lordon mailed on November 6th each owner a three-page election certification prepared by The Inspector's of Election. Basically, the document stated the results of the director's election which were published in last month's Newsletter.

The first part of the document looked like this:



If you received this document, please send an email to the Board President at a67sand@aol.com stating that you did receive it. A copy of the document is posted on surfsideiii.org.



To read the document, use the camera in your phone, take a photo of the QR Code, and press the photo.

Or you can cut/paste the following into your browser.

<https://surfsideiii.org/wp-content/uploads/2025/11/2025-Official-Election-Certification.pdf>

CONTINUED TREE REMOVALS

Additionally, the two Coral trees in front of building 1 are to be removed based on the arborist's report. The trees are unstable and may split and fall.

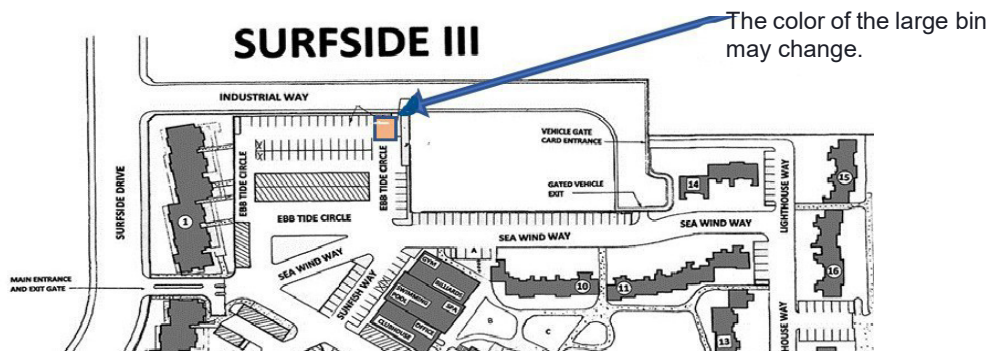
As each tree is removed the next step is to have the stump removed.



The final step, once the stump has been cleared is finding the best location (in the same vicinity) for the planting of the City required Strawberry trees.

CHRISTMAS TREE DISPOSAL

Once the season has ended, please dispose of your Christmas tree by taking it to the large bin located in the building 1 parking lot.



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.

14 Townhomes used less than 1,500 gallons

7 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

5 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 – Jul	Gallons – Aug	Gallons – Sep	Gallons – Oct
1	92,752	145,112	164,560	160,820
2	58,344	50,116	53,108	55,352
3	56,100	49,368	32,912	56,100
4	66,572	59,840	83,028	81,532
5	49,368	44,132	57,596	38,148
6	37,400	57,596	47,872	31,416
7	43,108	42,636	33,660	41,888
8	53,856	50,116	58,344	44,880

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.

CITY WATER VALVE REPLACEMENT AT THE MAIN ENTRANCE

City crews came in recently to replace two water valves which are located adjacent to the entrance and exit gates. This work required that residents exiting the complex needed to do so by using the **Seawind Way exit**. Apparently, some residents were unaware of this exit and were creative by exiting through the entrance gate. Luckily, there were no head-on collisions.

OWNERS' CORNER

Missing 9-month-old tabby. Has a collar with his name Amoro and phone number on tag.

Please call (805) 843-0290 or (805) 843-0174.

Owner is anxiously seeking his return.



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