



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

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ssiiioffice@gmail.com
website: Surfsideiii.org

FEBRUARY 2026 - 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, February 14, 2026

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**

CITY WATER VALVE REPLACEMENT AT THE MAIN ENTRANCE

The City's water valves at the Surfside Drive entrance have been replaced. These valves can now be opened/closed by City crews to work on the City's water distribution system in the complex.



SIDEWALK GRINDING PROJECT



This project has been completed. Crews grinded any sidewalk that could become a tripping hazard.



ELECTRICAL PANEL REPLACEMENT PROJECT

There was a total of 31 electrical panel replacements in buildings 2 and 3 that have now been installed. All the units in Building 2 now have updated panels. Some panels in building 3 units were replaced as part of the project since some units in building 2 already had new electrical panels. The next set of 30 electrical panels are scheduled to be installed in 2027.



CLUBHOUSE BATHROOMS – POOLSIDE

The poolside bathroom floors including the shower floors are being replaced due to use which is causing parts of the floors to break apart. This work will require bathroom closure for a period of time. The showers in the other part of the Clubhouse will be available during this work.



WATER QUALITY

Some Surfside III residents as well as some in other Port Hueneme COAs have commented that there appears to be more than usual minerals in the water. The water provided to the City residents is delivered by the City of Oxnard as well as the Calleguas Municipal Water District to the City of Port Hueneme Water Plant. The two sources of water are mixed together at the City's Plant. The Plant is undergoing modifications and therefore only City of Oxnard water is being provided at this time. This water, which meets all safety standards, has higher mineral content.

ATTIC WATER VALVES – BUILDING 7

The water being delivered to the condo buildings first goes through the City's water meter. It then goes to the building's adjacent utility room where one part goes to the water heaters, and the other part goes into the cold-water distribution pipe. The water pipes then go from the utility room to the attic where other water pipes then distribute the water to the unit stacks. Through time, the water valves in the attic have started to leak or are no longer functional and cannot be opened or closed if required. Non-functional valves are now being replaced. Attic valves in other buildings will also be inspected, and if necessary, replaced.

VERTICAL SEWER LINE CLEANING

Each condo building stack of three units share vertical sewer drain lines which then drain to the building's main sewer line running underneath the first-floor condo units. Through time and use these vertical lines may start clogging and cause backups in showers, sinks, and toilets. Several vertical sewer lines which have had issues in the past have already been cleaned. Further sewer line cleaning will continue to be performed. **Residents are encouraged not to use their garbage disposals** and instead place their organic items in plastic bags and dispose of them in the appropriate organic cans located alongside the trash bins.

WATER PRESSURE

Some residents have commented that the water pressure in their units is low. The City of Port Hueneme water pipes are old and can only transfer water at a rate that will not damage their pipes. A test was conducted several years back when the City increased the water pressure. The water line at the Pleasant Valley Road and Ventura Road intersection ripped apart and major repairs were required. Another contributor to low water pressure is that the water restrictor on the faucet or the shower head has become clogged with debris. By cleaning these two locations, water pressure may increase.

OWNERS ARE RESPONSIBLE TO PICK UP AFTER THEIR DOGS

It is unfortunate but there are residents who are not picking up their dog's messes. If residents observe this behavior, please report the incident to the Office.

SURVEY ON KEEPING THE GATES OPEN OR CLOSED

At the latest count, fourteen owners wish to have the gates closed, thirteen owners wish to have the gates open, and six owners did not state their preference but offered suggestions. This item will be discussed at the next Board meeting.

BUILDING 8 HOT WATER RECIRCULATION LINE



Over twelve years ago, the sewer lines in the structures were replaced due to breakage, leakage, and bonding. At the same time, the inside of the water lines were coated with epoxy to minimize pinhole leaks. Through time and use, some of the epoxy has become loose and has started blocking the flow of water.

The condo buildings have hot water recirculating lines so that hot water is available in all units when a resident turns on the hot water. Without these recirculating lines, the residents would need to wait till the hot water in the heater reached their unit.

The building 8 hot water recirculating line appears to be clogged with loose epoxy that is impeding hot water flow. This epoxy cannot be removed, and the pipe will need to be replaced. To perform this work, the water in the building will need to be shut off. The Office will contact the residents as to the anticipated work schedule.

GUTTER CLEANING



The annual gutter cleaning out of debris in the gutters was completed in January. This operation pushes the leaves and other materials off the roof and down to the ground. On the way down, some debris may have fallen onto the balconies. If that occurred to your balcony, please be **sure not to sweep that debris off the balcony**. Instead use a dustpan and broom or vacuum as you would do normally to keep your balcony clean.

Notices of the scheduled gutter cleaning were posted in appropriate areas in our community along with **emails sent directly to email addresses on record** giving residents time to clear their balconies. If you did not get an email, then you need to contact the office at: ssiiiOffice@gmail.com and provide your current email address.

Without you personally contacting the office with your current email address you will undoubtedly miss timely announcements.

WIND DEBRIS

An owner requested we share this photo of accumulation of twigs close to their vehicle on a non-landscaping day. Their intent was to alert others to be sure to check under their vehicle for debris before pulling out of their parking space thus avoiding possible damage to the vehicle's undercarriage.



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.

- 20 Townhomes used less than 1,500 gallons
- 10 Townhomes used between 1,500 gallons to 3,000 gallons
- 8 Townhomes used between 3,000 gallons to 6,000 gallons
- 9 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 – Sep	Gallons – Oct	Gallons – Nov	Gallons – Dec
1	164,560	160,820	160,072	107,712
2	53,108	55,352	55,352	84,524
3	32,912	56,100	40,392	40,392
4	83,028	81,532	65,824	101,728
5	57,596	38,148	36,652	52,360
6	47,872	31,416	32,912	47,124
7	33,660	41,888	43,384	50,116
8	58,344	44,880	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.

PUMBING ALERT

DO NOT USE ANY product labeled 'FLUSHABLE WIPES'. Their usage here results in toilet and sewer blockage. **ONLY TOILET PAPER CAN BE USED.**

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 bobmeyers3@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 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

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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