



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

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

APRIL 2026 - 7 - 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, APRIL 11, 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

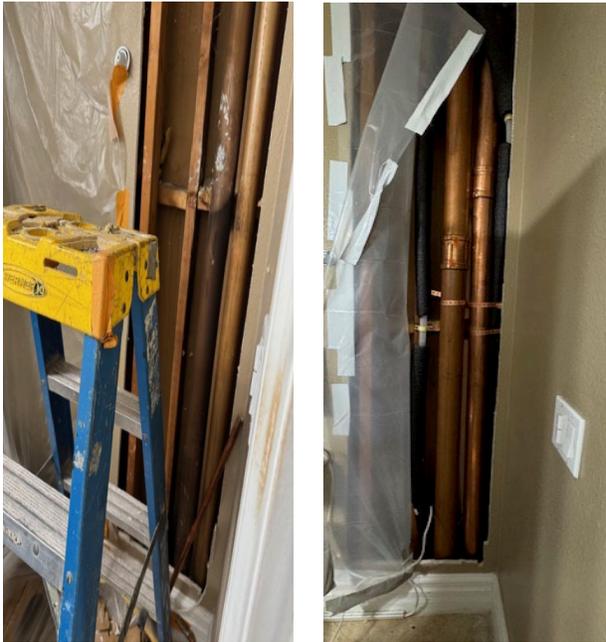
Audio Connection: 1-844-854-2222 (Toll free)

Access code: 822680#



Onsite in the
Clubhouse

BUILDING 8 WATER PIPE REPLACEMENT PROJECT



The hot, cold, and hot recirculation main lines have been installed. Some insulation work is still in progress as well as drywall replacement in those units where pipe access was required.

The COA thanks the residents for their patience since water service was interrupted throughout the project period.

CLUBHOUSE POOLSIDE BATHROOM FLOORS AND SHOWER FLOORS

The Clubhouse poolside women's and men's bathroom floors and shower floors are being replaced. When these showers were closed, Clubhouse visitors went to use the showers by the library. This extensive water use in the men's shower helped to identify a broken drainpipe under one of the showers resulting in the need to replace that shower.



CITY WATER VALVE REPLACEMENT ON SURFSIDE DRIVE

The City crews replaced a faulty City water valve in the Surfside III COA complex. Upon completion, the City crews replaced its own water valve on Surfside Drive which is directly in front of the COA's main exit. This work required that the main exit be closed for a couple of days and residents needed to exit using the other COA exit.



CONDO BALCONY REPAIR PROJECT

The contractor has been repairing some of the condo balcony floors this past month. Residents are urged to cooperate by removing their belongings from their balconies in order for the work to proceed.



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

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

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

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

8 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 – Nov	Gallons – Dec	Gallons – Jan	Gallons – Feb
1	160,072	107,712	148,852	100,232
2	55,352	84,524	58,344	74,052
3	40,392	40,392	35,904	44,132
4	65,824	101,728	89,012	131,648
5	36,652	52,360	47,124	59,092
6	32,912	47,124	36,652	44,880
7	43,384	50,116	62,832	29,920
8	47,124	50,864	47,872	97,240

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 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 8:45p.m.

LORDON PROPERTY MANAGEMENT

Handles all, escrow, insurance, and collections matters. 1275 Center Court Drive, Covina, CA91724 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 bulletinboard 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