



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

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

## MAY 2026 - 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, MAY 9, 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**

## **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 2<sup>nd</sup> & 3<sup>rd</sup> 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](mailto:andres.santamaria@surfsideiii.com)

**Vice-President:** Lya Findel [surfsideiiiLya@gmail.com](mailto:surfsideiiiLya@gmail.com)

**Treasurer:** Bruce Kulpa [bkulpa.surfsideiii@gmail.com](mailto:bkulpa.surfsideiii@gmail.com)

**Secretary:** Robert Meyer [bobmeyerss3@yahoo.com](mailto:bobmeyerss3@yahoo.com)

**Director at Large:** Thierno Barry [thiernoidiou@gmail.com](mailto:thiernoidiou@gmail.com)

## TOWNHOME OWNERS

If landscaping has been planted in the ground **within 18” of the townhome patio fence, it will need to be removed.**



No vegetation is to be attached or touching the fence. One owner recently was billed \$1,400 for the replacement of a fence portion since the landscaping broke several fence components and needed to be replaced.



Plants within 18” of fence must be removed.

In 2027, the fences are scheduled to be stained again. To allow room for the contractor to perform this work, an 18” separation between the fence and adjacent landscaping/objects is required.

**Owners are to provide this service.** Prior to actual staining, an investigation of each townhome yard will be conducted. If the owner has not provided this 18” separation, then the COA’s contractor will remove the landscaping/vegetation/objects **at the owners’ expense.**

## **CLUBHOUSE POOLSIDE BATHROOM FLOORS AND SHOWER FLOORS**

The Clubhouse poolside women's and men's bathroom floors and shower floors are scheduled to be open for use the first week in May.



## **CLUBHOUSE MEN'S SHOWER BY LIBRARY**

This shower and two of the surrounding walls are being replaced/repared. Upon removal of drywall, it was noted that some of the wood members had extensive termite damage and needed replacement.



## **SIDEWALK REPAIRS**

Several walkway areas are being replaced due to adjacent tree roots lifting or damaging the concrete.





## **PINHOLE LEAKS IN CONDO BUILDING ATTIC WATER PIPES**

It was reported that water was leaking from the ceilings of some units on the third floor in building 5.



Upon investigation, it was found that the copper hot water recirculation line had developed pinhole leaks at two locations.

The entire length of this attic line is being inspected to see if there are any other defective sections. This may require that water service to the building 5 units may need to be turned off during repairs.

## **CONDO BUILDING BALCONY REPAIRS ARE ONGOING**

During this project, the residents of the affected units where balcony repair work is being scheduled will be notified to remove their belongings from their balconies. The repairs are being made to prevent water from damaging the balcony structure itself.



## **WATER HEATER**

The COA recently purchased a backup water heater for use in condo buildings and is being stored in the Clubhouse. This process minimizes the time to replace malfunctioning water heaters.

## **MAIN ENTRANCE GATE**

Good news. It has now been four months since the new motor for the main entrance gate was installed and no damage has been done to it due to improper opening of the gate.

## **BRIDGE RAILING REPAIR PROJECT**

Almost completed. Painting is the next process. After inspection is conducted by the County/city, the bridge will be ready for use.

## **DUCKS ON THE MOVE**

As the warmer weather approaches, please be aware that ducks often use our property to get where they are going.



## 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
- 13 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 – Dec	Gallons – Jan	Gallons – Feb	Gallons – Mar
1	107,712	148,852	100,232	109,956
2	84,524	58,344	74,052	59,092
3	40,392	35,904	44,132	41,140
4	101,728	89,012	131,648	104,720
5	52,360	47,124	59,092	41,888
6	47,124	36,652	44,880	32,912
7	50,116	62,832	29,920	42,636
8	50,864	47,872	97,240	47,124

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.

**CLUBHOUSE**


ON-SITE PROPERTY MANAGER: Monica Martinez [ssiiioffice@gmail.com](mailto: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](mailto: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](http://Surfsideiii.org)

- Posted on the bulletinboard in Clubhouse
- By emailing [ssiiioffice@gmail.com](mailto: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](mailto:A67sand@aol.com) and/or Lya Findel: [SurfsideiiiLya@gmail.com](mailto:SurfsideiiiLya@gmail.com)