



January 2010

SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



FROM THE BOARD OF DIRECTORS

YEAR END SURFSIDE III HOURS

The clubhouse will open normal hours throughout the Christmas and New Year's Holiday. It will be shut down each night by the on-site Surfside III Staff.

Our on-site office will be closed this Wednesday, Thursday, and Friday, December 23, 24, & 25, and also closed the following week from noon on Thursday and all day on Friday, December 31, and January 1. London Management will be closed Thursday and Friday, December 24 & 25, and also closed the following week from noon on Thursday and all day on Friday, December 31, and January 1.

For emergencies when our offices are closed please call London's emergency number (800) 729-5673, option 5, or the emergency answering services direct line (626) 771-1075.

Surfside III management and staff wishes you all a great holiday.

2009 RECAP

As 2009 comes to a close and we reflect, it is clear, it was a very good year for Surfside III in many ways.

Special Assessment Repairs

The plumbing re-pipe moved forward after some late 2008 difficulties with the previous contractor. The re-pipe should be finished in April 2010.

We are in the process of replacing the drain lines in the last three buildings. Building 4 is nearly complete, Building 8 has been started, and Building 1 will follow. All of the fresh water supply lines have been coated with a polymeric epoxy.

All of the elevators have been renovated.

Financial

The association has obtained long term financing for capital repairs in the form of a \$4,000,000 line of credit with a two year drawdown period after which it will become a 15 year loan with interest adjustable every five years from Community Association Bank. This loan will be used to fund major capital repairs like building envelope, paving, and painting. In a non-binding vote on the loan, 84.8% of the responding owners supported the use of the loan as a long term financing instrument.

The capital reserve study was revised. The update requires more contributions in the future to provide enough funds for roof replacement and underground sewer repairs.

The elevator service company was changed, saving ~\$1,200 per year.

On-site Management

Although Scott Walker did not have condominium management experience, he has demonstrated an exceptional capacity to learn and has since obtained the Certified Community Association Manager designation through training and comprehensive testing.

Security

A digital camera system has been installed. Approximately 80% of the common area will be covered as well as the clubhouse interior. Full operation will occur in January. The new digital camera system will have license plate cameras at the gates. It has the feature of being accessible from the Internet. When that feature is enabled, we will give the Port Hueneme Police Department access to the system for their use when responding to calls.

We have obtained bids for a digital gate access system which will identify the owner or tenant based on the bar code attached to the car. We will be able to enable or disable an individual's bar code to prevent access if the owner has sold their unit or if the tenant lease has expired. This will replace the current garage door opener system and will support the Crime Free program. A final decision on the contractor will be made in January.

We are planning to be fully approved for the Crime Free program early next year. We have completed the lighting enhancements; the required rule changes will be completed in February.

Additional exterior lighting was installed based on police department recommendations.

Clubhouse

The collapsed and clogged lawn drains in the area southeast of the clubhouse were replaced to stop patio flooding in that area.

New gutters were installed on the lower roof sections of the clubhouse so rain water flows properly to the downspouts.

A wireless access point repeater has been installed in the clubhouse. This increases the range of the free wireless Internet access.

A lap swim area has been installed in the pool.

Insurance

State Farm insurance company renewed our insurance with an 8% reduction in premium since no water related claims were filed in the past year.

Energy and Water Conservation

Hot water pipes in the attics of the condo buildings have been covered in 1" foam insulation.

The sprinkler renovation is underway. New controllers have been installed. More than 6 million gallons of water are used each year to water the lawns. The renovation should save 1.5 million gallons.

Community

Surfside III was a sponsor of the Hueneme Beach Festival this year, and we hope to be able to do so in the future.

Legal Matters

After a five week trial, the Association prevailed in the Lewow vs. Surfside III lawsuit. The judge ruled that the association and its insurance carrier are entitled to recover legal expenses estimated at \$400,000.

Ms. Swalec's action against the Association has been resolved. This leaves two other actions brought by Ms. Salehi and Mr. Barwick, as well as Association's response to the J Street Drain Project.

THANK YOU SURFSIDE III EMPLOYEES

As 2009 comes to a close the Board would like to thank all of the Surfside III employees for their hard work and dedication this year.

This year the Board has received more than ten written compliments about the service of Scott, Carol, Antonio, Maria, Jason and Lee.

These folks handle a myriad of operational tasks for the Board, coordinate the special assessment repairs, develop scope of work and obtain contractor bids, attend Board meetings, respond to owner requests for service, complete maintenance work orders, coordinate rule violation enforcement, and maintain the paper and electronic systems of record.

As owners we are lucky to have such a great group of people taking care of our daily operational needs.

Scott, Carol, Antonio, Maria, Jason and Lee, we thank you so very much for your hard work and dedication to Surfside III.

FROM THE ON-SITE OFFICE

MAIL

Occasionally, the Post Office places mail in the wrong mailbox, which is easy to do because of the duplicity of numbers. In this case, do not put the envelope on the outside between two boxes and please don't throw out the mail. If you put it in the return slot, it will eventually get to the right address. If you have a pen on you, let the Post Office know that it's the wrong street address.

J STREET CANAL PROJECT

Please note, if you have not mailed your signed protest as to the effects that the J Street Project will have on Surfside III, please do so now. You can get a second copy from Scott Walker in our on-site office.

The Ventura County Environmental Planner has informed us that the Ventura County Watershed Protection District is extending the public review period for the J Street Drain Draft Environmental Impact Report to January 15, 2010.

Please note also that the Environmental Report Review Committee Hearing previously scheduled for February 10, 2010, has been moved to March 17, 2010 at 1:30 PM. This hearing has also been moved to the Pacific Conference Room in the Hall of Justice at the Ventura County Government Center.

COMMITTEE BRIEFS

For more committee information visit <http://www.surfsideiii.com/docs/committee/committee.htm>

Please contact the committee chair to volunteer.

Neighborhood Watch Committee – Val Lameka; 805-986-2855; v.lameka@yahoo.com

Just prior to the December 3 meeting, we were hit by four car break-ins. Two were thefts of tools from pickups, and the other two were the result of visible contents that the thieves evidently thought were attractive. The police warned us that even a pack of cigarettes can result in a broken window as it is stolen. If you see folks who are loitering near the gates, and you can't identify them or they make you uneasy, please don't hesitate to call the police. If you call the station directly, you do not have to identify yourself.

The next meeting will be Thursday, January 7, at 7pm in the clubhouse. Happy Holidays to all!

FROM THE EDITOR

Please send all newsletter submissions to me at dkessner@csun.edu. Please avoid any special formatting and use Arial 10-point font if you have it. The deadline is the 10th of each month for the following month's issue. Owners and renters should be aware that the Newsletter is always available on the website: www.surfsideiii.com. This includes back issues.

The City of Port Hueneme now has a free electronic newsletter with information on various city-related matters and events. To sign up to receive it, visit the city website: www.ci.port-hueneme.ca.us, then in the column at the far left, click on "Sign Up for E-News."

RIDDLES

You have two containers, one of which will hold three gallons of water, the other five gallons of water. You need exactly four gallons of water. How do you use the two containers to measure out the four gallons?

Fill the five gallon container, then use it to fill the three gallon container, which will leave two gallons in the five gallon container. Empty the three gallon container, and then pour the two gallons left in the five gallon container into it. Then refill the five gallon container, before using it to fill the three gallon container (which already has two gallons in it). This will leave four gallons in the five gallon container.

CONTACT INFORMATION

MAINTENANCE/RESIDENT SUPPORT (PHONE NUMBERS AND E-MAILS BELOW):

Contact Lordon Management, Jennifer Critchfield; for e-mails always copy Donalea Bauer

Include your phone number(s) and/or e-mail for response before end of next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

If more urgent, call Donalea Bauer.

Surfside III On-site Property Manager's Office: 600 Sunfish Way, Port Hueneme, CA 93041

Phone: 805-488-8484

Please note that calls regarding maintenance or billing should be directed to Lordon Management.

Surfside III Direct Contact:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
<http://www.surfsideiii.com>
manager@surfsideiii.com
Phone: 805-488-8484

Scott Walker, On-site Property Manager
Carol Short, Assistant On-site Property Manager
Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5 or
(626)771-1075

Donalea Bauer, Vice President, community manager

Email: donaleabauer@lordonmanagement.com

Phone: 800-729-5673 x 3342

Jennifer M. Critchfield, assistant community manager

Email: jcritchfield@lordonmanagement.com

Phone: 800-729-5673 x 3380

Our Board:

Bill Betts - President bill.betts@surfsideiii.com

Ira Green - Vice-president ira.green@surfsidediii.com

Skip Perry - Treasurer skip.perry@surfsideiii.com

Michael Madrigal - Secretary

michael.madrigal@surfsideiii.com

Inna Fischer - Director inna.fischer@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Kasy Lane, ext. 3339; klane@lordonmanagement.com
All insurance and collections: Patty Bosch-Barrios, ext. 3337; pbarrios@lordonmanagement.com
Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com
Liens, legal issues: Donalea Bauer (see above)