



January 2015

SURFSIDE III e-NEWSLETTER

Edited by Gabby Vignone, Carol Short, Andy Santamaria,
Alex Urmersbach and Ira Green



FROM THE BOARD OF DIRECTORS

Operating Dues + Actual Utilities Payments

As you know the Board has introduced a new methodology to split the monthly charges into operating dues and utility charges. The change was made to provide more transparency and to bring SSIII in line with other HOA.

Starting with January 2015, the homeowner operating dues payment, which also includes the reserve contribution, will be set to \$380.00 monthly. In addition, a utility billing system is in place that the utility bills are not simply divided by 309 units, but are split according to use. The amount of the utility bill is estimated to be on average \$140.00 per month. Since the utility charge is variable and dependent on the unit location in Surfside III the monthly utility charges will vary slightly each month. For example, a unit in Building 7 for January 2015 will pay \$130.10 for utilities making the amount due \$510.10.

You can wait for your statement and then write the check for the correct amount.

You can contact Liz Lopez at ext. 3319 and she can give you a registration number that will allow you to get on the homeowner portal on the <http://www.lordonmanagement.com> website. You will be able to log onto this website each month and then mail your check for the amount you owe.

Union Bank has an ACH form which allows it to withdraw the total plus utilities from your account. This form is attached at the end of this newsletter. You need to include your unit address, its account number and the routing and checking account number that the dues will be deducted from. Pam Marczinko will be manually adjusting the amount taken by Union Bank on each account each month for the changes in the utilities. This method is referred to as the Union Bank ACH Payment. There is no cost for this option.

When you are on the portal you can make online payments – one time or re-occurring -- this is a portal through Union Bank and costs \$2 per payment. The owner completely controls this and if you choose this method you would have to pay re-occurring amounts in excess of what you owe so that you build up a balance which can then eventually apply to a future payment.

When you are on the portal you can make on-line credit card payments. This is on the portal through paylease and the owner is charged the 2.5% credit card fee which is part of this transaction.

We suggest the free Union Bank ACH Payment method.

FROM THE ON-SITE OFFICE

Christmas Tree Removal

There is one option for tree removal left if you still have a tree. There is a free drop-off at the Del Norte Recycling Center in Oxnard between Friday, December 26 and Saturday January 17.

PLEASE DON'T TAKE THE TREES AND PUT THEM IN YOUR DUMPSTER FOR THE CITY TO PICK UP. THEY WON'T PICK IT UP AND IT CREATES A LOT MORE WORK FOR OUR MAINTENANCE MANAGER TO REMOVE IT AND TAKE IT TO THE DESIGNATED AREA FOR PICK-UP.

Railings

If your railings are rusting and need taken care of, please notify the on-site office. We are making a list of names and addresses. Either contact the on-site office at 805.488.8484 or email at Manager@surfsideiii.com

Beautification Committee

Set some time aside on **Saturday, March 28th, 9:00 AM** until Noon to meet some neighbors and support the committee for a fun morning. Meet at the picnic area **behind the Clubhouse** and wear working pants or shorts and gloves. Bring some planting tools with you too with a desire to dig, dig, dig. Selected areas will be used to replace and plant new plants for the spring beginning with Building 5 area. As part of its contract, Valley Crest will provide the plants.

The plan is to have low water/drought tolerant plants on the property. Some locations have been completed and are looking great. Take a look at the areas behind the Clubhouse. Pictures of the recommended plants are posted on the Bulletin Board in the Clubhouse. Help us plan with your RSPV in an email to lynnehaile1@gmail.com or stop by the office and leave your information with Carol/Gabby or by phone at 805.488.8484.

Surfside III Website

When you open the Surfside III website and the current information can't be accessed, right click and do a "Refresh". The new changes may not show unless you do so. When you hit refresh it reloads the webpage and any new changes show up. This hasn't been the case for everyone, but only a few homeowners are having the problem. The Surfside III website is: <http://www.surfsideiii.com>

Your email address

The Newsletters are routinely emailed to all the homeowners/tenants who provide us with their email address. If you are either a homeowner or tenant who does not receive the Newsletters and would like to, you can either stop by the on-site office and fill out a form, or you can email us with your contact information, address, email address and let us know if you are a homeowner or tenant. The email address for the on-site office is Manager@surfsideiii.com. Thank you!

Landscaping

Starting the week of 11/17/14, the new landscaping maintenance is as follows:

All blowing of leaves will be done on the same day as mowing; Friday's.

- Blowing of leaves will not start prior to 8am.
- Blowing of leaves near units will always be blown away from unit, never towards a unit
- Leaves in Carport areas will be vacuumed not blown.
- Townhome driveways will no longer be blown. Owners will clean their leaves from their driveways.
- Common area plants between townhome driveways will be raked out.

The irrigation cycles will change as follows:

- Irrigation cycle will be cut down from current 4 min time at 3 cycles a week to 2 cycles a week pending notice from City to cut back to once a week.

Grass cutting – with the changing seasons, there is a need to alter the height of the grass when mowing. Normal horticultural practices are to lower the mowing height in the winter season and raise the mowing height during the summer season. The reason is that during the winter months there is less leaf tissue for the sun to have and penetrate through to warm up the soil. Contrary, in the summer months, the mowing height is raised because there is more leaf tissue and moisture can thus stay in the soil longer. Typical mowing height in the winter is 2.5". In the summer, it is 3.5".

Vehicles

For your safety and the safety of others, the maximum speed limit within the complex is 10 miles per hour. Please drive slowly, carefully and watch for children.

Parking

Reminder: when parking in common area, your vehicle can only be parked in the same spot for three days. All cars on Surfside III property must have current registration and be operable. If a car is being stored in common area parking or its registration has expired the vehicle may either be towed off the property or a fine sent out to the unit owner. Please see the Surfside III Rules and Regulations for more details which are available on the website at:

<http://www.surfsideiii.com/docs/Governing%20Documents/Rules&Regulations.htm>

Skateboarding/Bicycle Riding

It's been reported that we've had a few close calls with skateboards recently. Let's all remember that according to the Rules & Regulations "Bicycle riding and skateboarding on sidewalks, common area walkways on the first, second and third floor condo buildings and landscaped areas are strictly prohibited at all times. For everyone's safety, when entering and exiting the complex, please walk to/from your home rather than ride. It is sometimes difficult for someone parked in a carport to see you coming from behind them. Thanks for your cooperation.

Architectural Applications

If you plan on making any changes/renovations/repairs to your condo unit/townhome, please contact the on-site office in advance. There have been several changes without notification to the on-site office which required the homeowner to tear up the hardwood/laminate flooring only to re-lay it with the appropriate underlayment. Some work requires permits from the City of Port Hueneme and we can advise you. Windows/Doors always require an Architectural Application. Always contact the on-site office in advance of any change. Thank You!

Condo Heaters

It is that time of the year again. More of the original condo heaters need to be replaced. It's been reported that the heaters either had a slow leak, burned wires, or other work which needed to be done. After some investigation it was recommended by a vendor that if the heaters are 30 years or older they most likely would need to be replaced. We request that homeowners pay particular attention to this matter and consider an inspection of their heaters before the cooler weather sets in. It is inevitable that the older the heaters are, the more dangerous they become. Please consider a "Safety Inspection." The Gas Company will come out for a one-time free of charge inspection to determine if there is a potential problem. If the heater needs replaced, we can provide you with names of vendors that some homeowners have used. Feel free to contact the on-site office.

Off-site Homeowners

In an effort for the Association to control damage that may occur in units in which the homeowner uses as a vacation home, we would like to recommend that you advise the on-site office when you aren't using it for a one month period or longer. We would like to recommend that you take a look at the moisture alarms now available on the market. They are reasonably priced. In the case of any water damage, it could save either the Association or a homeowner the cost of repairs. Currently, we estimate that the vacation homes are at 18% which is considerably high.

Also, check those **smoke detectors** if you plan on not visiting soon. We have calls from nearby neighbors who hear the smoke alarms but can't identify the unit. Sometimes it takes weeks before we can narrow it down and the on-site office makes calls to homeowners requesting an inspection of the unit to identify the problem.

Trash

All trash must be placed in trash bins; recycling material must be placed in the recycling containers. Nothing should be placed outside the bins. No trash, garbage, or debris shall be left in common area view at any time. (near front doors) Any person violating this rule will be given one warning – and subsequent incidents will result in a \$50 fine for each violation. That would include throwing garbage from your balcony and over the dumpster enclosure.

Semperscreens

Several homeowners have stopped by the on-site office and said that they have installed “semperscreens” in their kitchen sink.

If installed on both sides of the sink, it would work well. Unfortunately, if a unit still has a disposal, the drain line will be subject to back-ups unless the disposals are removed and replaced with a semper screen. It IS a direct replacement for garbage disposals and removable sink strainers, thus not worrying what goes down the drain line. The website is <http://www.semperscreen.com>

COMMITTEE BRIEFS

For more information visit: <http://www.surfsideiii.com/docs/committee/committee.htm>
Please contact the chair to volunteer.

Neighborhood Watch Committee: Val Lameka – 805.986.2855 v.lameka@yahoo.com

Neighborhood Watch Committee News

A string of auto burglaries has been happening in our neighborhood. and the perpetrators now have a gate opener. So, lock your cars. Leave nothing of a personal nature visible. Be aware of noises and strangers near the parked cars. Don't hesitate to call the police (986-6530) to report what you see or hear. And be sure to report it if you suspect someone has been in your car....even if nothing of value has been taken. Also, cars exiting the front gate on the entrance side is becoming a safety problem. Call the office and report the time when this happens. We can capture the license plate, identify the owner, and fine appropriately.

The next Neighborhood Watch meeting will be Thursday, February 5th at 7pm in the clubhouse.
Questions to Valerie Lameka 805-986-2855

Beautification Committee: Lynne Haile, lynnehaile1@gmail.com Andy Santamaria, a67s@aol.com Lynn Santamaria, lscif95@aol.com

Rules and Regulations Committee: Ellis Faraci, Susan Bradley Pat Dileski –
surfside3rulesandregs@aol.com

Rules and Regulations Committee News

RULES AND REGULATIONS COMMITTEE UPDATE October 2014

Ellis Faraci Susan Bradley Pat Dileski
Email address: surfside3rulesandregs@aol.com

The Rules and Regulations (R&R) of an association need to protect the safety and comfort of residents but also the freedoms we enjoy as homeowners. We have been provided a document by the Board entitled *Drafting Rules: How Community Associations Maintain peace and Harmony*. This guide outlines simple concepts which we are following as we re-write the existing rules and as we evaluate requests for new rules. They are:

- 1. Good rules are transparent.** If rules require what reasonable and decent people would do anyway, then rules only have to be enforced against the small minority who aren't reasonable and decent.
- 2. Good rules are easy to obey.** Residents must understand the need for the rule and comply with them voluntarily. Neither the board nor the onsite staff are in a position to police the community constantly and we don't want them to have to.
- 3. Good rules are few rules.** Have the **minimum** necessary to provide for comfort and safety.
- 4. Good rules are efficient.** Good rules accomplish exactly what the board intended them to accomplish. Unfortunately HOA's pass rules that are too harsh or too broad. This causes many more problems including lack of consistent enforcement and residents ignoring rules to name a few.
- 5. Efficient rules accomplish the goal without undue side effects.** We want to resolve rather than create problems. An example is a rule that prohibits children from riding scooters and bicycles in the streets. This means they will then move to the common areas which leads people to complain that children are riding on the sidewalks.
- 6. Good rules are enforceable.** Overly specific and overly vague rules each have drawbacks. For example a rule stating that no noise is allowed over 30 decibels from 10pm-7am may be clear but how would anyone know if they exceeded the limit?
- 7. Good rules are flexible.** Reasonable judgment and mediation must be used in enforcement.
- 8. Good rules must be communicated to the residents.**

The onsite staff report that pets and smoking are the two most frequent types of complaints they receive. Two other often discussed topics is inconsistent enforcement of existing rules and regulations and a perception of inadequate parking. The Rules and Regulations Committee has communicated concerns regarding enforcement to the Board and is working on revising the warning letter and fines section of the R&R's.

We would like to get your feedback and ideas. To do this, we have created an email address which is listed at the top of this document. Your input is crucial to the development of new R&R's and to the process of revising existing R&R's. We hope that by establishing this email address we can hear from each of you directly and, for those that are willing to weigh in, contact you directly with questions. For those of you who do not use email regularly, you may provide your feedback to the onsite office staff and they will make sure they get it to us. It is important that you mail or drop off the feedback at the office in writing addressed to the R&R committee so they can pass it directly to us. We will accept any form of written feedback we can get. You can circle your answers on the newsletter or you can write your answers out on a paper and drop it off. You do not have to sign your name. We must respect Carol's and Gabby's time and jobs. They cannot and do not serve as our administrative support staff so it is

preferable that this is done in writing. Please do not call them to ask them to write down your opinions for us.

We ask that you take the time to provide us with your thoughts using the email address provided to the following questions:

1. Are you willing to receive emails directly from this committee when we would like to float ideas or get opinions directly? We will not share your email address outside of our group or email you regarding any matters not pertaining to the work of the committee. Make sure you provide us with an email address.

Yes or No

2. We have had requests to ban certain types of pets known as dangerous breeds from our complex. Current residents would be grandfathered in and if the Board approved a rule regarding this it would be effective from that date going forward. This rule could be difficult to enforce because of the number of mixed breed pets. Insurance companies include these as well as not only the specific breed but any mixed breed that presumably included a genetic relationship to one of the banned breeds. The 14 most often blacklisted dog breeds are:

- a. Pit Bull Terriers
- b. Staffordshire Terriers
- c. Rottweilers
- d. German Shepherds
- e. Presa Canarios
- f. Chows
- g. Doberman Pinschers
- h. Akitas
- i. Wolf-hybrids
- j. Mastiffs
- k. Cane Corsos
- l. Great Danes
- m. Alaskan Malamutes
- n. Siberian Huskies

We realize this is going to evoke a passionate response from many of you and to be honest, we on the committee cannot come to a consensus on this topic. That is why we need to know what you think. Please try to limit your response to yes or no.

Are you in favor of banning "dangerous breeds" from our complex?

Yes or No

3. Parking can be a struggle at times. Currently there are 10 spaces reserved for RV parking. Are you in favor of converting these spaces into general parking? This would mean that we would NOT have RV available in our complex.

Yes or No

4. A Board policy was passed in 2012 prohibiting the use of privacy screens between adjoining patios/balconies. The current CC&R's and R&R's do not specifically prohibit these. These privacy screens are in use throughout various buildings. Assuming the screen does not block anyone's view to

the ocean or park areas, meets architectural committee guidelines yet to be determined and is mutually agreed upon by neighbors are you in favor of allowing these?

Yes or No

Thank you for taking the time to respond to the above questions. We truly want to hear from you.

Utility Billing Assessments Committee: Andy Santamaria, a67s@aol.com Lynn Santamaria, lscif95@aol.com – Committee Chair, Charter, and Method of Operations subject to Board approval.

USE OF NEW UTILITY BILLING METHOD TO PROVIDE APPROPRIATE BILL AMOUNTS

The SS III Board is introducing a utility billing method to clearly separate the HOA Dues from the utility bills. The main advantage of this method is to provide a stable, ongoing, secure funding for dues and to allow the utility bills to vary depending upon the utility services provided.

The utility bills include items such as individual water usage/unit, utility users tax and sewer costs, shared costs for trash and recycling bin removal, irrigation costs, clubhouse sewer and gas costs to heat the pool and spa, plus corresponding utility user tax, cable and telephone costs.

Since the condo buildings each have one common water heater to provide hot water to the building units, each condo building owner will pay a proportionate share of the gas bill for the building. Based on past billings, the gas bill to heat the condo water varies from \$8 to \$10/month/unit. The amount charged each condo unit will depend on the use of hot water in each building.

Currently, since the town homes each have their own water heaters, they already pay for the gas bill for their units independently.

In the past, if the utility bills were higher than the amount collected, the balance would be withdrawn from the Dues thereby impacting the day to day operations of the HOA. The anticipated average utility bill is \$140/month. For those units/town homes using more than the average amount of water, an appropriately higher water bill will be generated.

Some of the planned projects to be completed in 2015 include the installation of new utility doors, the painting of wrought iron, repairing of walkways and re-plastering the pool, buying interior furniture, office equipment, billiard tables, the trimming of trees, installation of exterior pole lights and ground lighting, providing termite protection services and installing a fire control panel.

If you have any questions or comments, please contact A. Santamaria at a67s@aol.com

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

OFFICE OPEN:

Mondays & Tuesdays – 8 am - 5 pm

Wednesdays – 8 am – 3 pm

Thursdays & Fridays – 8:30 am - 5:00 pm

THERE WILL BE NO ON-SITE TELEPHONE SERVICE WHEN THE OFFICE IS CLOSED.

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

Carol Short, 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 818-707-0200 or 626-967-7921 and listen fully to the recording.

Donalea Bauer, Vice President, community manager

Email: donalea@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@surfsideiii.com

Alexander Urmersbach - Treasurer

alex.urmersbach@surfsideiii.com

Anthony Truex - Secretary tony.truex@surfsideiii.com

Michael Madrigal - Director michael.madrigal@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Stefanie Cordero, ext. 3339; escrow@lordonmanagement.com

All insurance and collections: Crista Reed, ext. 3337; creed@lordonmanagement.com

Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com

Liens, legal issues: Donalea Bauer (see above)



**AUTHORIZATION AGREEMENT FOR
PREAUTHORIZED PAYMENTS**

CUSTOMER: If required, photocopy for your records.

Management Company Name: Lordon Management Company

Association Name: Surfside III Condominium Owners Association

Unit Address: _____

Homeowner Unit Number: 19100 -0 Fill in the space with your unique number, which is a number from 001 to 309.

I/We authorize the above Association to charge my/our checking account at the financial institution indicated on my/our voided check for the payment of my/our monthly association assessment on or about the 15th of each month.

I/We understand that these assessments ~~may~~^{will} change periodically, and that such changes will be provided to Union Bank by the above named Association.

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PLEASE ATTACH A VOIDED CHECK (WITH PREPRINTED NAME AND ADDRESS) FROM THE CHECKING ACCOUNT THAT WILL BE CHARGED.

UNION BANK MUST RECEIVE THIS FORM BY THE 10TH DAY OF THE MONTH FOR THE AUTOMATIC CHARGE TO BE IN EFFECT FOR THE FOLLOWING MONTH.

UNION BANK WILL BE PERFORMING THE ORIGINATION OF THESE CHARGES ON BEHALF OF THE ASSOCIATION.

You will receive confirmation of start date via U.S. Mail. If you have any questions, you may call Union Bank at 1-800-836-5184.

Please mail this authorization to: **UNION BANK, N.A.**
HOA REMITTANCE PROCESSING-MP, 4-30A-812
2001 SATURN STREET
MONTEREY PARK CA 91755

or fax to (800)834-2287 (only for changes to an existing Union Bank ACH payment request.)

(fold)

I/We represent and warrant to Union Bank, N.A. that the undersigned are all signers required to transact business on said deposit account and understand that electronic transactions on said account will be governed by the terms of my/our deposit account terms and disclosure. Union Bank, N.A. must receive written notification of my/our termination by the 10th day of the month in order to act upon such notification by the following month's payment.

Account Name: _____

Account Number: _____

Account Routing Number: _____

First Name on Account (please print)

x _____
Signature

Date

Second Name on Account (If applicable)

x _____
Signature

Date