



February 2015

SURFSIDE III e-NEWSLETTER

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



FROM THE BOARD OF DIRECTORS

FROM THE ON-SITE OFFICE

Open Board Meeting and Replacement Board Member Needed

The Open Board Meeting will be held this Saturday, February 14, 2015 starting at 10:00 am.

The Board Secretary, Tony Truex, has resigned for personal issues having nothing to do with Surfside III politics. He will be sorely missed. He was always quick to state the defining questions and was the most popular Board member in the last election. Please join the Board and onsite office in wishing him the best.

This Saturday at the Executive Board session starting at 8:00 am the Board will be interviewing interested candidates to fill the empty Board seat. If you are interested in interviewing for this position, please e-mail Ira Green at ira.green@surfsideiii.com. Please include a statement detailing the skills and abilities you have to offer to contribute to the management of Surfside III. At the beginning of the open session, the Board will vote to fill the empty Board seat.

Covenants, Conditions and Restrictions (CC&R)

The work that the Rules & Regulations Committee is doing is extremely important and very much appreciated. The Committee Members are reaching out to all residents for their input on the Surfside III rules that are being revised. These rules are intended to assure that Surfside III is the place where we all want to live. The CC&R draft will be revised to support the Rules & Regulations. We had hoped to receive input on Crime Free and Insurance issues from another attorney, but that did not happen. We are still not satisfied with the draft in those areas and will continue to work on that issue. The Committee must receive input on the questions posted in their section. It is really counterproductive to wait for the thirty day comment period. By that time the Committee and the Board will have made decisions without your input.

Beautification Committee
Saturday, March 28th, 9:00 AM until Noon
Located in Picnic Area behind Club House

Set some time aside on Saturday March 28th at 9:00 am until Noon to participate in the quarterly HOA planting day. Meet at the picnic area behind the Clubhouse. Wear some work clothes and bring some planting tools. The focus on this day is to plant new drought tolerant plants in a portion of the area in front of Building 5.

Please send your RSVP to Lynne Haile's (Chair) email (lynnehaile1@gmail.com). See you then.

HOA Monthly Dues and Water Usage

The latest City of Port Hueneme Utility Billing shows the water use per condo building. For this billing cycle, the condo building which used the least amount of water was Building 6 with 116 Hundred Cubic Feet (HCF) (86,768 gallons used in two months). The ranking of water use for two months shows:

| | |
|------------|---------|
| Building 6 | 116 HCF |
| Building 5 | 137 HCF |
| Building 8 | 154 HCF |
| Building 4 | 188 HCF |
| Building 3 | 192 HCF |
| Building 1 | 195 HCF |
| Building 7 | 229 HCF |
| Building 2 | 282 HCF |

The higher the water use per building, the higher the water bill will be for each of the units of a particular building. For this billing cycle, the units of Building 6 will pay less than half the cost of the water use bills of the units in Building 2.

By being aware of the water use in each unit such as eliminating leaks, taking shorter showers, etc. one can minimize the water costs.

Since water bills to townhomes are directly attributed to the unit owner, individual water use amounts are not displayed. The data shows that the lowest HCF use per condo building is 3.5 and the highest is 9.4. The lowest water use for the townhomes is 0 (vacant) and the highest is 30 HCF.

If you have any questions, please email Andy Santamaria at a67s@aol.com

Reducing the HOA Irrigation Use Has Reduced the Utility Bill Amount

In the previous City of Port Hueneme Utility Billing for Surfside III, the HOA used 1,404 HCF or 1.05 million gallons of water to irrigate the common lawn and landscape areas. Since the weather was cooler and there had been some rain, the irrigation system use was reduced 53.6%. This resulted in an irrigation water use reduction of 563,244 gallons. Since less water was used for irrigation, the savings to each HOA unit was \$5.46/month for two months (\$10.92 total savings in the latest two month billing cycle per unit).

Inspection of the lawns and landscape areas has not indicated any significant effect to the planted areas. As warmer weather arrives later on in the year, this level of water reduction may start affecting the HOA planted common areas.

If you have any questions, please email Andy Santamaria at a67s@aol.com.

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. Only a few homeowners are having this problem. The Surfside III website is: <http://www.surfsideiii.com>

Email Address

The Newsletters are routinely emailed to all the homeowners/tenants who provide the Office Staff (manager@surfsideiii.com) or Ira Green (ira.green@surfsideiii.com) with their email address. Currently, the Newsletters are emailed by Ira Green. The on-site office will soon be taking over this responsibility. In an effort to insure that you continue to receive the Newsletters and other correspondence, 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. Please click on the link and follow the instructions. <https://www.surveymonkey.com/s/WQHH5XH> (Hold the Control Button and click left mouse button). For convenience purposes, if you have any contact information changes in the future, you can make those changes by clicking on the Email form which is on the Menu Bar of the Newsletter. It will directly take you to the form to update and it will be forwarded to the on-site office.

Smoking/BBQ

Open-flame BBQ's/smokers are prohibited on patios and balconies for health and safety reasons. Only gas/propane BBQ's are allowed. A complaint filed will result in a warning. If two or more complaints (can be from the same person) have been filed with the on-site office, a \$50 fine for each violation will be charged.

Smoking on patios and balconies is prohibited. Note: Courts have held that Associations can pass rules against smoking on balconies because they have good reason to regulate smoking – it is a health hazard, a fire risk, and a nuisance. Restricting smoking is NOT a violation of a person's civil or constitutional rights.

Parking

Reminder: when parking in the common areas, your vehicle can only be parked in the same spot for three consecutive days. All cars on Surfside III property must have current registration and be operable. If a car is being stored in the 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>

Architectural Application

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 replacement. 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 as 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 to be 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 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 your unit for a one month period or longer. We would 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 your **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. To identify which unit's smoke detector is emitting the sound, the on-site office makes calls to homeowners requesting an inspection of the unit to identify the problem. Sometimes this takes weeks before the origin of the problem is found.

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 such as near the front doors. Any person violating this rule will be given one warning – and subsequent incidents will result in a \$50 fine for each violation. This includes throwing garbage from your balcony and over the dumpster enclosure. Please transport larger items (sofas, chairs, etc.) to the large dumpster located near the RV parking area.

Lordon Management – On-line Access

Have you signed up for access to view your account for Surfside online? If not, take a few minutes today to sign up at www.lordonmanagement.com. Go to the right side where it shows owner portal and click in to register for the first time. You will be required to contact Lordon for a one time registration code for security purposes. From this site you can view your accounting history, view your bill online and elect to receive mailing from Lordon such as newsletters or informational packages via email notice online. In addition, you can also sign up to pay online (Union Bank processing online payments) and very soon you can do credit card payments also online. The site will continue to be updated with new features for our community members.

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

In the January police log only one call involved "inside" police activity. All the other activity involved the streets inside our complex. We are pleased that our residents are calling to report this outside activity, and hope it will continue. Sr. Officer Chavez has arranged for extra patrols, which will hopefully discourage those hanging around the elevators and trying to get into the parked cars. The next Neighborhood Watch meeting will be on Thursday, March 5th at 7 pm in the clubhouse. Valerie Lameka (805) 986-2855 will be happy to answer inquiries.

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

In the last newsletter we asked for some feedback and we truly appreciate all that we received. Thanks to each of you who responded via the email address set up for this purpose. Please take the time to let us know your thoughts any time.

In an attempt to get an improved response and input from the homeowners on the Rules & Regulations, we are setting up a link for your convenience. Your participation in the questionnaire is very important. The Rules & Regulations are a guide of what is expected and what you as an owner wish to enforce in an effort to experience an enjoyable living environment. **Please respond by the end of February!**

Please click on the following link and follow the instructions. <https://www.surveymonkey.com/s/B3YNLLJ>

(Hold the Control Button and click left mouse button.) You will automatically be forwarded to the Rules & Regulations Committee.

We asked several questions of you and wanted to let you know about what feedback was sent to us. A majority of people do NOT favor banning "dangerous" breed dogs so we will not be incorporating that into the new proposed R&R's. A smaller majority people are also in favor of keeping the assigned RV parking. We are still concerned about the limited parking availability however freeing up the RV spaces was not desirable. The last topic we requested feedback on is the use of privacy screens on condo patios between units. There is still no real consensus on this topic. Our question was "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?” The responses we received were primarily focused on not allowing the blocking of views, on mutual agreement and architectural guidelines. Very few people actually answered the question with the assumption that all 3 requirements would be met before screens would be allowed.

Also in the last newsletter, we talked about the guidelines we are using to rewrite the R&R's. We continue to use these as we move paragraph to paragraph through the existing document. As a reminder, they are: **Good rules are transparent; Good rules are easy to obey; Good rules are few rules: Good rules are efficient; Efficient rules accomplish the goal without undue side effects; Good rules are enforceable; Good rules are flexible; and, Rules must be communicated to the residents.**

In addition to these guidelines, we are also using the definition of Rules and Regulations to guide the content. The current R&R's contain a lot of office policy and procedure in them and for the most part we are removing all of that. This will mean that the onsite office staff will need to develop and maintain clear policies and procedures for the implementation and enforcement of the R&R's.

- Rule: a statement that tells you what is or is not allowed
- Regulation: a rule or directive made and maintained by an authority
- Procedure: a series of actions conducted in a certain order or manner

We are now tackling the more difficult sections of the R&R's. We will be making recommendations for material changes in several areas including fines and pets. There are instances where the fines seem unduly harsh and others where they seem quite low. The purpose of the fines is to serve as a deterrent and if the fine has little or no impact, the deterrent just isn't there. For the most part, we also feel that moving to a fine without a warning is not fair. Exceptions to this are related to health and safety issues. In the area on pets, expect to see significant changes with regard to whose authority it is to enforce pet rules. The City of Port Hueneme and the County of Ventura (Ventura County Ordinance Code, Chapter 4) have laws related to pet ownership and we will be writing the rules to leave the onsite office staff out of the business of enforcing these codes. The Ventura County Animal Services responds to calls related to: Leash Law Violations; Injured animals; Dead animals; Stray Animals; Confined Animals; Aggressive Animals and Barking Dog Complaints. They have the appropriate staff and training to handle these problems.

Once the draft of the new R&R's is completed, we will be forwarding it to the Board as our recommendations. The document will have to circulate to all owners for at least 30 days for comments.

Thanks again for the support! We want to make sure we all have a safe and comfortable place to live.

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:

Mon. Tue. – 8:00am-5:00pm

Wed.– 8:00am-3:00pm

Th. Fri. – 8:30am-5:00pm

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
Gabby Vignone, Asst. Property Manager
Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673

For after-hours emergencies -
818-707-0200 or 626-967-7921
Option 9, listen fully to msg

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:

Ira Green - President ira.green@surfsideiii.com

Bill Betts - Vice -President bill.betts@surfsideiii.com

Alexander Urnersbach – Treasurer

alex.urnersbach@surfsideiii.com

Michael Madrigal - Director michael.madrigal@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Carrie Duncan, ext. 3339; escrow@lordonmanagement.com

All insurance and collections: April Webster, ext. 3337; april@lordonmanagement.com

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

The Metropolitan Water District of Southern California is a cooperative of 26 cities and water agencies serving nearly 19 million people in six counties. The district imports water from the Colorado River and Northern California to supplement local supplies, and helps its members to develop increased water conservation, recycling, storage and other resource-management programs.

Contact: Bob Muir, (213) 217-6930; (213) 324-5213, mobile
Feb. 9, 2015

PERSISTENT DROUGHT CONDITIONS COULD COMPEL METROPOLITAN TO LIMIT IMPORTED WATER SUPPLIES FOR REGION THIS SUMMER

Supply allocation could trigger mandatory rationing throughout Southland for second time in six years

Preparing for a potential fourth drought year, Southern California's wholesale water importer today outlined scenarios that could require the agency to limit deliveries and prompt mandatory rationing throughout much of the region this summer.

After a good, wet start to February following a historically dry January, a report to a committee of the Metropolitan Water District's Board of Directors laid out a range of possible water allocation actions—from zero supply restrictions to possible cutbacks of 5-10 percent or even more. The range of potential cuts are mainly based on State Water Project delivery scenarios from Northern California in 2015, although Colorado River deliveries and local supplies also are part of the equation.

Metropolitan General Manager Jeffrey Kightlinger said the board is expected to consider a possible supply allocation in April. If an allocation is enacted, Metropolitan's wholesale cutbacks would take effect July 1, he said.

"Southland consumers have responded to the water conservation challenge this past year. We all, however, need to be prepared to take water saving to another level this summer if water supply conditions don't improve," Kightlinger said.

"We're certainly hopeful the storms that swept through Northern California this weekend will help make a dent in the drought. But should state project supplies not improve substantially, it won't be a matter of if, but how much mandatory water cutbacks will be necessary to meet demands and maintain reasonable reserves," he added.

In preparation for the continuation of California's record drought, in December Metropolitan's board revised the district's region-wide, allocation plan that equitably distributes imported supply reductions among member agencies during shortages. Metropolitan last allocated supplies in 2009-11.

The current 15 percent state project water allocation for Metropolitan and other parts of the state would yield about 280,000 acre-feet of water from Northern California, following 2014's record low 5 percent SWP allocation. (An acre-foot of water is nearly 326,000 gallons, about the amount used by two typical Southland households in a year.)

With a forecast of 930,000 acre-feet in 2015 Colorado River deliveries, Kightlinger said Metropolitan could be forced to make significant withdrawals from the Southland's remaining reserves to help meet water demands. Today, the region's reserves stand at about 1.2 million acre-feet, less than half of what Metropolitan held in storage at the end of 2012.

"This is a serious situation," Kightlinger said. "The challenge is how we balance the region's demands with the available imported supplies, while maintaining sufficient reserves in case the drought continues beyond this year."