



SURFSIDE III NEWSLETTER



March 2008

FROM THE BOARD OF DIRECTORS

POPULAR VOTE

Dear Homeowners,

Congratulations to the new Board on their election by a majority of the homeowners. There is a lot of work to be done, and the majority of owners have entrusted their investment to this Board.

Last year about this time, I started a grass-roots effort to change the election clause in our CC&Rs from "Cumulative" to "Popular Vote." This was because one potential Board member who received votes from 90 plus owners did not get elected, while another was elected, with only 30 plus owners voting for them.

Last year, the Board was insistent that the grass roots committee become an official committee, and rather than do the one clause from cumulative to popular, work to revamp the entire CC&Rs, bringing them to current standards and codes. 160 owners voted for the change, and 18 voted against it; 33 ballots were not counted because of no signatures, arriving late, or unable to confirm the return address to a unit. In all 211 owners voted. If the same yes/no ratio was carried to the ballots not counted, the final count would have been 190 to 22. Since we did not have 232 "yes" votes for a 75% approval, the Board exercised its right to petition the courts for approval.

Because 2 owners contested several of the changes in court, the Board decided to withdraw the petition, rather than spend the money to go forward with the petition.

The new Board has met with the committee and a decision has been made to make an effort to change our CC&Rs from cumulative to Popular Vote. Just this one item will be changed; no others. The committee feels it is extremely important that the Board of Directors consists of members that the majority of owners feel will best protect/use their investment: \$8,800 a year per unit; \$2,719,200 a year as a total of community assessments.

There will be 2 meetings prior to the mailing to discuss the change.

Saturday March 8th; 10am in the clubhouse

Wednesday March 12th 7pm in the Clubhouse.

The Committee hopes that they will be able to get the same positive response for this change to Popular Vote as we did for the entire CC&Rs.

To expedite the voting process:

- We will be contacting those that have not responded additional times. Please save us and you the time and effort. Mail your ballot back as quickly as possible
- If you mail your ballot in and there are problems, i.e. missing signature etc, There will then be time to contact you and have it corrected before the count.
- The sooner we get the ballots, the sooner we know whether to count the ballots or extend the period. The goal is to get 75% approval, and avoid any costs to petition the court. So it would be most beneficial if you return your ballot ASAP!!!!

PLEASE NOTE: You cannot be excluded from this voting as you can be from an annual election. If you are excluded from annual elections because you are in arrears etc., that does not apply to this voting.

Please participate in this very important vote, and send your ballot in.

All you need to do is:

- 1) X your selection on the ballot...hopefully an approval!
- 2) Put the ballot in the smaller envelope and seal it. Put only one ballot per envelope if you own more than one unit. This allows the Parliamentarian to accurately account for the ballots, as well as not disqualifying an envelope because it has 2 ballots.
- 3) Put the smaller envelope in the larger envelope and seal it. Put only one smaller envelope in the larger if you own more than one unit. (For the same reason as #2)
- 4) Sign the larger envelope with the preprinted mail to address on the appropriate line in the Return Address area
- 5) Drop it in the mail...**postage is provided.**

Please feel free to contact me at ccrssiij@yahoo.com or 805 558-1840 if you have questions.

Thank you in advance, on behalf of myself and the committee
Skip Perry

Flag Flew over Fallujah in 2006

An American flag that flew over the US Marine base near Fallujah, in Iraq, during 2006, has been donated to the association for use by Marine (Ret) Gunnery Sergeant Paul Q. Dean, along with a certificate of authentication. It will proudly fly on our newly painted flagstaff on the following special occasions: Memorial Day, Flag Day (June 14), Fourth of July, and Veterans Day (Nov 11). Other days, the flag will be folded into a display case in the office for preservation. We appreciate the opportunity to fly this symbol of America's valiant effort to bring democracy to the Middle East. Surfside III appreciates this thoughtful and patriotic gesture. What a great way to honor our forces in Iraq. Surfside III also wishes to thank Paul Dean for his service to our country.

Crime Free Multi-Housing Program

Thanks to Val Lameka, Neighborhood Watch chair, your board was represented by the vice-president at the full day 8 hour class on Tuesday, February 12. It takes either the vice-president or president to initiate the process to join this program. It also is required that three board members be trained. One is now trained. While we have made no decision at this time regarding our participation, there are many aspects of the inspection to which we would have to conform if we are to be a member. Guidelines below are not all requirements of participation in the program; the following is an overview of what was presented in the class:

- Planning on changing your front door lock to a bump free lock such as a Medico or Schlage.
- Have an active Neighborhood Watch.
- Call Port Hueneme Police if you see tagging. They will try to respond within an hour and photograph and record the event. Then call the graffiti hotline to remove the tagging. If the tagging is "in progress," make sure that gets communicated to the police dispatcher.
- Use a Lease Agreement Addendum that allows you to evict a tenant involved in a crime. This is posted on the Neighborhood Watch web page.
- The association shall have a copy of the lease and a photocopy of the social security card and government issued ID for each tenant.
- The make, model, and body style along with license and insurance information will be kept for each vehicle that is on the ground overnight.
- Each tenant shall have background checks made of their criminal, eviction, drug abuse, employment, resident, credit, animal control, sex offender, bank statements and references records. This can be done by a tenant screening agency.
- Tenant must answer the question as to whether they are living with gang members or if they are in a gang.

- Install a good camera surveillance system.
- On maintenance entry to a unit, there will be zero tolerance if illegal substances are observed. They will be reported.
- Shrubbery and Trees will be opened up so that you can not hide.
- The boundary of Surfside III Territory will be well marked and protected by gates and speed bumps. Currently there are too many entrances to Surfside III.
- Phone booths are limited to 911.
- Lights are controlled by motion sensors or daylight sensors so that they are on dusk to dawn and not controlled by time clocks.
- There will be no dark areas at night.
- Each unit will be secured with a 1 inch dead bolts and the striker plates will be attached with 3 inch screws.
- Windows and sliding doors shall be locked.
- Owners will become familiar with gang and drug related activity.



CRIME FREE MULTI-HOUSING PROGRAM

– Safety Suggestions –

Property Crime Prevention

- Always keep your doors locked – even when you are home
- Use your deadbolt lock at all times
- Identify who is knocking or buzzing your residence – ask for identification if you do not know the person *before* you open the door
- Use your peep hole or nearby window to view guests prior to opening the front door
- Never leave an extra key outside the door
- Never lend your key to other people
- Report lost or stolen keys to the manager immediately, and have the locks changed
- Secure all windows and utilize the secondary locks
- Secure your sliding patio door and utilize the secondary lock
- Close your blinds when you're not home to deter criminals from scouting out your valuables
- Do not allow newspapers, handbills, etc. to accumulate at the front door

Vehicle Theft

- Take your keys; Lock your vehicle
- Park in well-lighted areas
- **Do not leave your vehicle running while unattended; not even for a minute**
- Completely close your vehicle windows
- **Do not leave valuables in plain view**
- Do not hide a spare set of keys in the car – experienced thieves know where to look
- Do not leave the vehicle title or “pink slip” inside the vehicle
- If you have a garage, use it for storing your vehicle
- Use visible and audible deterrents – tip-off thieves that your vehicle is protected
- Use a visual anti-theft device, such as a steering wheel lock
- Use audible alarms with visual blinking lights indicating your vehicle is armed

Bicycle Theft

- Secure your bicycle inside your apartment whenever possible
- If you choose to leave your bicycle on the balcony, secure it with an effective locking device
- Be sure to write down your bicycle's serial number in case it is ever stolen. The Police will need this information when you are reporting the theft
- You may register your bicycle with the Port Hueneme Police Department at no cost

Assault Prevention

- Protecting yourself is a matter of avoiding the situation before it happens
- Keep your doors locked and windows rolled up to prevent anyone from reaching into your vehicle
- Always lock your doors when parked
- Always be alert and aware of your surroundings in parking lots, when leaving & returning to your vehicle
- Get into the habit of locking your unit's doors and windows at all times
- Never remain alone in the laundry room in an apartment community
- Plan your route, especially at night; follow well-lighted & populated streets
- Try to walk with someone else whenever possible
- Avoid dark places, short cuts, bushy trees & shrubs, and sparsely traveled areas
- Stay alert and attentive to your surroundings at all times

Please keep in mind that this is your home, your neighborhood and community. Much of your personal safety, and that of the neighborhood, depends on your active participation in crime prevention efforts. You are a vital part of your community's security and welfare.

Report crimes in progress to "911"

Port Hueneme Police Department, non-emergencies (805) 986-6530

Crime Prevention – Starts With You Reduce Crimes of Opportunity

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 or v.lameka@yahoo.com

JOINT MEETING OF ALL ANACAPA AND SURFSIDE CONCERNED RESIDENTS

On Thursday, March 6, Surfside III will host a joint meeting of our Neighborhood Watch and representatives of the other beach communities. Come to our clubhouse at 7 pm, meet your neighbors, two of our Port Hueneme detectives, as well as our own Officer Burns. Refreshments will be provided. Topics will include the recent burglaries, graffiti incidents, defensive measures, and what we would have to do to get the gang injunction extended all the way to the beach.

THEFTS FROM CARS

The Port Hueneme Police have recovered many items (but probably not all) from resident's cars. Call the Police at 986-6530 to see if they have any of your missing items.

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 for submissions is the 10th of the month for the following month's issue.

Thanks, Dan Kessner, Editor

Also, many owners have expressed interest in seeing current Surfside III real estate listings. Sondra Briggs has offered her considerable expertise and experience in this area. You may contact her directly at: sondrabriggs@kw.com.

CONTACT INFORMATION

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

Contact 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 Direct Contact:

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

Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5

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
Ira Rubinson - Treasurer ira.rubinson@surfsideiii.com
Karl Twyman - Secretary karl.twyman@surfsideiii.com
Joe Dehorty - Director joe.dehorty@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow issues: Chelia, ext. 3339; crubalcava@lordonmanagement.com
All insurance, lien, and other legal matters: Patty, ext. 3337; patty@lordonmanagement.com
Your account, billing address, etc: Cara, ext. 3319; cwoellhof@lordonmanagement.com