



SURFSIDE III NEWSLETTER



April 2007

From the Board of Directors

An open Informational Meeting will be held Saturday, March 31, 2007 @ 9 a.m. in the Surfside III Clubhouse. The Board of Directors will be reviewing the Revised Rules and Regulations at that time. Homeowners are welcome to attend this Open Informational Meeting.

Report from the Project Manager Stonemark Construction Management

Your project team is making methodical and careful progress through the Association's list of necessary repairs. Properly planned projects reduce expensive future change orders and cost overruns, limit liability for the Association and help to ensure success. We are writing to provide you with an update on our work.

786 Seawind. Contracts were awarded in early February for work to commence to repair this high priority townhome. Destructive testing as it relates to water infiltration from the exterior envelope - exterior wall, deck and roofing problems, was performed which will inform our recommendations on repairs to the exterior building envelopes of the other townhome style buildings. Work is proceeding on schedule and should be completed in about one month.

Elevators. During our inspections and destructive testing on the elevator shafts, we found that the stucco building envelope was not watertight, primarily due to original construction defects. Therefore the Board has approved, and we are in the process of obtaining bids, for proceeding with renovations and repair work of the stucco and roofing surrounding the elevators. This is a large unexpected component of the project, as the entire exterior of each elevator shaft will need to be replaced. We anticipate that this expense could add approximately \$500,000 to the project budget; however this is necessary in order to restore the waterproof integrity to the elevator shafts, and protect the new equipment being installed. Stonemark is coordinating this important work with the elevator vendor, as the two projects must be carefully integrated.

Expect the elevator work to begin in approximately 6-8 weeks. The elevator contractor has estimated that by progressing through the buildings one elevator at a time (approximately 3 weeks per building), work should be completed to all 8 elevators in about 6 months.

Prototype Repairs. Bids have been received and approved by the Board for the prototype cast iron pipe replacement in Buildings 2 and 7. These first 6 units in two stacks are: 620, 622 and 624 Sunfish and 920, 922, and 924 Lighthouse Way. The contracts are being generated and the work will be scheduled to begin as soon as possible. As we discussed in our previous newsletter, an evaluation of the cast iron drainage piping by careful documentation as well as laboratory analysis will be an important part of the work. We will coordinate the start up of this project with the residents in separate notices.

Hydrojetting and video camera inspections of Building 7 will proceed shortly. Hydrojetting is a process where the pipes are pressure cleaned, removing blockages preemptively so as to forestall any "middle of the night" back-ups or pipe breakages and floods. Results from video camera documentation will be incorporated into our piping analysis. During the hydrojetting, access to all units for Building 7 will be required. You will be given notice shortly of the dates for this process. As we mentioned in our first newsletter, it is possible that further hydrojetting work could be ordered for other

buildings if this is found to be successful in preventing future flooding. We will keep you informed of the results and our recommendations.

We appreciate your patience and cooperation and plan to keep as homeowners informed as we move forward.

MORE FROM THE BOARD

Prototyping of the units before we start large scale pipe work has revealed several defects we did not know about. These original construction defects have caused more than \$100,000 in damage in the prototype townhouse (786 Seawind)

Here is what we found out.

Townhouse mold issues are mostly caused by exterior building envelope issues, not water pipe or drain line leaks.

Garage roofs, chimneys and decks are major points where water enters the unit.

Wood trim and stucco connection points were done incorrectly. When the wood gets soaked it leaches back to the tar paper and over time causes it to decay allowing water to enter the inner wall between the exterior plywood and the sheetrock. While these connection points are no more than three square feet in size they account for thousands of dollars in insidious damage.

Annual Election Recount Changes Details But Not The Results

When Skip Perry reviewed the ballots he discovered that we in fact only had 154 valid ballots to count. This is less than the quorum requirements that we published. This matter was given to our attorney who indicated that the quorum requirements should be reduced by 50% of the owners who lost their voting rights. That is one-half of 24 or 12. Thus the quorum requirement becomes 143. Because our numbers were slightly different than Skip Perry's, we also did a recount and the revised counts are:

154 ballots counted. The votes obtained by each candidate were as follows:

Elected: Bill Betts – 154, Wayne Matayoshi – 154, Ira Green – 150, Karl Twyman – 107, Linda Kaplan - 102

Not elected: Joe Dehorty - 100

Skip Perry in the last newsletter showed how cumulative voting affected the results. He proposed CC&R changes to the CC&Rs to eliminate the cumulative voting provision.

From Ira Green, Vice President

Recently I was severely criticized for quoting positions of people which I obtained when copied on their correspondence. Also, I was going to publish a letter in the newsletter that was sent to me and thanks to our editor, I asked the author. They did not want the letter published. Please note that unless you tell me not to forward or that the information is confidential, I may respond to questions from others either privately or in the newsletter using your position or information.

Thanks Ira

The Monthly financials that are being posted on the website contain:

For Operating Financials: Balance Sheet, Status Of Reserves, Operating Statement Summary, Operating Statement, YTD Operating Statement, Annual Budget, Checks Written, Checks Released, Checks Voided, Checks Not Released, General Ledger, General Ledger Detail Listing

Committee Report

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

Please contact the committee chair to volunteer

Landscape Committee, Chair, Terry Smith, 805-648-5433, 1:15-8 pm, smithannterry@yahoo.com

Thanks to Barry at Seabreeze Landscape our dead palms should all be gone by now at no cost to us. Things should be looking a little better. And the Board has partially budgeted the removal of problem trees. We will still need to address other removal and trimming needs and issues. As usual, until our budget allows us to complete this work, safety tree issues should be reported to the Management Company with type of tree, location, safety issue, and a diagram would be helpful. Please be patient in reporting only real problems, as trimming or removing trees individually is very expensive.

If you make a landscape or tree type request or complaint to the management or Board, please copy to me as we are working every month to address issues, but can't include them in our reports if they are not also copied to us. Our website has two lists of trees identified by the Landscape Committee or by Residents as problem trees, one for removals and one for trimming. We are aware that all trees are in need of trimming at this point in time. We are sorry to say that the city does not allow the removal of a tree solely because it blocks a view, and they have to approve tree removals.

We need volunteers for our sub-committee, which walks the complex to see that our patios aren't messing up our views! Please contact Tonya at tonya@pathgate.com. Many of our patios are in disrepair, and she needs someone to assist and perhaps even organize this sub-committee. In the meantime, be neighborly and please take the time to clean up your patio and take all those things you are not supposed to have on it off! Your home may be your castle, but we all can see your mess on the patio. Also, the homeowner is responsible for trimming the trees and bushes on their patios adequately so as not to intrude on the neighbor's patios blocking light or creating a mess for them to clean, or allowing patio vegetation and trees to grow and intrude into the common area and its trees. Please also keep ivy or plants off of the stucco and buildings as it encourages rats and damages the stucco causing water intrusion. If you have to remove ivy from the stucco, make sure you seal the stucco after removal. By the way, the patios are exclusive use **common area** under the control of the homeowners association.

Are you wondering why are we addressing the patios? It is in our Mission Statement: "The mission of the landscape committee is the beautification of our complex as well as the maintenance and enhancement of our property values. Our patios and parking areas are considered a part of our landscaping. Maintaining and enhancing our ocean views will be taken into account in all decisions regarding landscaping as our most important component to maintaining and enhancing property values." Unfortunately, we get some interference from the city, as we can't remove tree solely for view.

And finally, if you are wondering what is happening about the mess at the pump station, they are behind schedule and the contractor is paying damages for not having completed the job yet. New completion time is the middle of March, 2007. (Notice I need to put the year as we have heard this story for years!) They are supposed to landscape too. The new county project manager is Grant Fulton at 805-654-2022. Maybe Mr. Fulton needs to hear from us in force if the contractor is still there when you receive this newsletter. We have been very patient, but I think the contractor enjoys his ocean view accommodations, as he doesn't seem in any rush to move his trailer!

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Special messages

From the Secretary

It has come to the Board's attention that mailbox locks are starting to fail. This is because they are old and rusty. This condition may be alleviated in the short term by applying a small dab of WD 40 or equivalent. Apply enough to coat your key, insert and turn - your lock will open more smoothly. We apologize that our maintenance crew do not have the time to do this for you.

We have also received a number of complaints re unattended barking dogs on complex patios. I must remind you that pets on patios and balconies must be attended by owners at all times to restrain them from making noises. Otherwise, a complaint may be filed declaring your pet a nuisance. Thank you all for your cooperation in this matter.

In an effort to enhance the appearance of our condominium complex, we ask that all patio railing restraint meshes in a torn and dilapidated state be removed by owners before said owners are fined for not "maintaining their patios in a neat and clean condition" per the Surfside III Condominium Rules and Regulations.

Thanks

To learn more about the tower that is being proposed adjacent to Surfside III, please see:
<http://www.supportthetower.com/>

REMINDER

Charges for emergency maintenance calls for repairs resulting from problems originating within a unit will be billed back to that unit if the problem is the fault of the owner or resident. An example would be a drain clog resulting in water damage to their or someone else's unit. If, in this example, the drain clog is caused by a toy thrown into the toilet by the owner or residents child and stuck part of the way down, it is clear that is not an association common infrastructure fault.

OWNERS' CORNER

Announcement:

All concerned homeowners who are interested in changing the voting rules in the CC&Rs to a popular vote -- one vote per candidate per ballot -- please meet in the Clubhouse on Sat. March 24 at 10 a.m. If you are unable to make the meeting but are interested in working with the group, please contact Skip Perry at ccrssi3@yahoo.com or Lynn Cannon at lmwc57@yahoo.com.

Dear Fellow Owners,

We strongly support the grassroots effort at Surfside III to change only one item --the voting rules-- in the CC&Rs at this time. Before trying to rewrite the CC&Rs in total, we need to have a board that is elected by popular vote or the process will take too long and cost too much. This is the single most important change that needs to occur in the CC&Rs and should not cost the association very much. It is important that all owners realize the need to have a popular vote of one vote per candidate per ballot for future board elections. This will insure that we elect the best candidates possible. Please join Skip Perry in his effort to spearhead the making of this crucial change by responding to him with your support at "CC&RS SSIII" ccrssi3@yahoo.com.

Sincerely, Dave and Lynn Cannon, 804 Bluewater Way

On the Tower

If there is anyone who should be wary of a small but vocal group of naysayers, it's all of us at SS3. All you have to do is look at the last 15 years to see what happens when we allowed other people to do our thinking for us. Most of the owners stood by silently, doing nothing to inquire, investigate or obtain any information about their own complex as it slowly deteriorated. They just allowed a small but vocal group of naysayers serve their own selfish interests, supporting in my opinion, former and one current incompetent negligent director.

According to the Board of Directors at Surfside III, as much as \$17,000,000.00 or more in repairs, nearly \$60,000 per unit, are needed at the complex due to excessive deferred maintenance. This was confirmed by the local general contractor who was hired to do the first physical inspection ever of the complex.

A physical inspection which is required by law to occur every 3 years, was only conducted for the first time in the 30 year old history of the deteriorating complex. The deferred maintenance was performed earlier by the complex's maintenance crew instead of qualified contractors, causing the problems.

Licensed contractors were not used for many years to perform repairs. Unbelievably, our unlicensed maintenance staff was also hired by the board at the time, to perform work with no insurance, repairing the clubhouse roof which later leaked at the first rainfall following repair because they painted over water damaged drywall with no water restoration performed let alone remediation.

The lack of any real oversight by Surfside 3 residents has resulted in a near bankrupt association, mold and water damage claims, lawsuits, emergency assessments due to plumbing leaks and special assessments spreading years in to the future.

The same thing is going to happen to the City of Port Hueneme. The No Towers group claims to speak for all of us. They really don't know anything about the project. They can't possibly envision anything but a parking lot near their homes. They don't want anything to change.

What they fail to realize is that NIMBYS kill small towns like Port Hueneme. Without more revenue, first we are going to lose the police department. Just remember we live in the shadow of Oxnard gangs. Our police have been doing a good job of protecting us but they need to make decent salaries, have their pensions fully funded and enjoy health benefits. Without a new source of income, the city just can't keep up.

You have all seen the empty storefronts along Channel Islands Blvd. We all would love to see a Trader Joe's come in but they look at the small population and go to elsewhere.

Some folks are griping about the schools. Enrollment is declining and so is the revenue. One of the ways that schools get money is from new construction. There really isn't much vacant land left but this project, which will cater to retired people, will give them extra income without having to spend it on new students.

We here at SS3 have seen our property values plummet of late. Sure it's the slow real estate market but if you were going to buy a place with an ocean view, wouldn't you pick a condo in a place that is well maintained over one with a \$60,000 special assessment? Even the No Towers folks have to admit property values will rise with the Tower.

You don't have to allow a small but vocal group of naysayers to speak for you. Come to the neighborhood meetings, ask your questions, and give your feedback. The No Towers group haven't always told the truth. Take a look at the way they try to insinuate that anyone who favors the project is corrupt. They aren't interested in debate. If they really had persuasive arguments, they would be arguing them. Learn from the history of SS3 and don't allow someone else to do your thinking for you.

Paul Lewow, CPA, Surfside III Owner

46-Story Tower Looms on Our Horizon!

If you object to the construction of a 46-story hotel-condo Tower across the street, then NOW IS THE TIME TO ACT. On April 18 the Port Hueneme City Council will meet to vote to approve or reject the filing of Project Applications for Developing a Tower on Parking Lot E, across from Surfside III. This is a crucial time to voice your opinion to the Council members. This meeting will take place at City Hall at 7:00 PM. There will also be a workshop on land use provided for the benefit of P. H. residents by the City Council. We would urge you to be there too if you can. It will take place on May 21 at 5:30 PM at the City Hall. (The meetings announced on the Surfside III web page on March 17 and 24 are to be run by the Developers; our presence is less crucial.) If you can't attend one or both of these meetings, at least write or e-mail the City Council members. A suggested objection text is given below. You can mail or e-mail it to the following addresses:

Mayor Morales & City Council, 250 No. Ventura Rd., Port Hueneme CA 93041. E-mail: councilwebmail@ci.port-hueneme.ca.us

If you favor this Tower, you can tell them that; if you oppose, act now. We defeated Halaco; we can win this one too! (More at the NO TOWERS web site: www.huenemepeople.com).

SUGGESTED OBJECTION TEXT (from huenemepeople@earthlink.net):

Dear Port Hueneme Council Members: Please vote NO! Do not allow CPH Towers the filing of Project Applications for Developing a Tower on Parking Lot E. We do not want this kind of high-rise on this property nor on any coastal location in our city. Name: _____; address: _____; phone: _____; e-mail: _____.

R. MacDonough, Surfside III

Homeowners who have mailboxes to the immediate right of the entry gate should NOT stop, double park in front of the bank of mailboxes, jump out and collect their mail. This is not only STUPID it is DANGEROUS! And, all homeowners, vendors, visitors etc. should know that a RED CURB means NO PARKING, regardless of whether or not your engine is running! Let's not wait for an accident to happen before abiding by these simple basic rules.

Polly Pride, Surfside III

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 more urgent, call Donalea Bauer.**

Jennifer M. Critchfield, the assistant community manager can be reached by e-mail at jennifercritchfield@lordonmanagement.com or by telephone at 800-729-5673 x 3380. If you leave a message with your telephone number or e-mail address, Jennifer will return the call within 24 hours. Why do you usually get Jennifer's voice mail? This is because Jennifer is either on the telephone or listening to your messages. She logs all calls and the results. A single call may result in Jennifer calling Linda Flores, the community manager, Donalea Bauer, Vice President at Lordon, our maintenance personnel, or a vendor to schedule some work. Jennifer may also be trying to reach the Board for an item that requires Board involvement. There is a way to get in front of all these activities. When you get Jennifer's voice mail, hit zero. This will get you to the operator. Tell her that you want to wait to speak with Jennifer when she is off the telephone. If you get the voice mail then a second time, hit zero again and ask the operator to page Jennifer again. You WILL get through!

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
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Jennifer M. Critchfield, assistant community manager

Email: jcritchfield@lordonmanagement.com
Phone: 800-729-5673 x 3380

Linda Flores, community manager

Email: manager@surfsideiii.com

Donalea Bauer, Vice President

Email: donaleabauer@lordonmanagement.com
Phone: 800-729-5673 x 3342

Our Board:

Bill Betts - President bill.betts@surfsideiii.com
Ira Green - Vice-president ira.green@surfsidediii.com
Wayne Matayoshi - Treasurer wayne.matayoshi@surfsideiii.com
Karl Twyman - Secretary karl.twyman@surfsideiii.com
Linda Kaplan - Director linda.kaplan@surfsideiii.com

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LORDON MANAGEMENT DEPARTMENT EXTENSIONS
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MAINTENANCE, KEYS, REMOTES, CARDS, GENERAL CONCERNS/QUESTIONS

Jennifer ext. 3380: jcritchfield@lordonmanagement.com

1. Maintenance concerns/questions
 2. Request for keys/cards/remotes
 3. General questions/concerns
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ESCROW

Chelia ext. 3339: chelia@lordonmanagement.com

1. If an appraiser calls for information regarding the complex...
2. If an escrow company or homeowner calls for documents, certification form or a demand statement...
3. If an escrow company wants information on a special assessment or litigation for their escrow...
4. If a homeowner is requesting for a refund on from the close of their escrow...
5. If someone wants to know what the association covers...

INSURANCE, LIEN AND LEGAL

Liz ext 3338: licarlos@lordonmanagement.com

1. If a homeowner calls for a copy of the insurance or insurance information on their association...
2. If a homeowner calls and wants to place a claim...
3. If a homeowner is calling about a lien letter or lien...
4. If a homeowner would like to have a lien released...
5. If a homeowner wants to place their account on hold...
6. If a homeowner received a letter from their lender saying that they do not have insurance...
7. If a homeowner calls and they are with an attorney...

ACCOUNTING DEPARTMENT

Pam ext 3325: Pammarczinko@lordonmanagement.com

1. If the homeowner is calling about their bill, late charge or payment...
2. If the homeowner would like to be set up on Auto Pay or a Payment Plan...
3. If the homeowner would like to change their mailing address...
4. If the vendor is calling on payment for an invoice...