



SURFSIDE III NEWSLETTER



April 2008

FROM THE BOARD OF DIRECTORS

No submission from the Board this month.

COMMITTEE BRIEFS

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

Popular Vote Committee - Skip Perry

Minutes of Informational Question and Answer Meeting, Saturday, March 8

Present for the Association: Karl Twyman of the Board and Skip Perry from the Committee

Homeowners: 5 were present
Meeting started at approximately 10:07 am

Skip explained to those present that this was a question and answer session for the homeowners, and that he and Karl would do their best to answer questions.

One gentleman asked what the pros and cons were of changing from cumulative to popular vote. I explained that the pros of changing from cumulative to popular voting is that the Board members that are using our monthly fees and special assessments would be elected by the majority of voters versus a minority. He asked what the cons were, and I stated I could not think of any. I also stated that most associations use popular vote as do general elections. I suggested that we would have a real mess if we allowed cumulative voting in public elections ... for example you could put your vote for a Presidential and Vice presidential candidate to one or the other if you wanted, thus voting, for example, twice for a presidential candidate and not a vice president, or vice versa.

Another gentleman asked about the last attempt to change the CC&Rs and if we were going to change anything else this time. I explained that we are just changing this one item in the CC&Rs from Cumulative to Popular vote in the election of Board Members.

A woman asked if I didn't think it was important to have Board members who represent a minority opinion, so as to avoid business as usual. I replied NO. You run the risk of having three or more Board members elected by a minority of homeowners. The Board would then consist of a majority of members who represent the minority opinion. The opinion of the majority of homeowners would then not be represented. Also in retrospect, just because the Board members would be elected by the majority of voters does not mean that all Board members represent the same opinion on all items to vote on. This is evident by the voting on some issues by the current Board. In addition, if you as a homeowner bring a minority opinion to the Board that makes sense and is logical, I do believe that the Board will listen and respond properly.

The same woman stated that our elections were different than public elections, in that we need a quorum. I responded that, based on the circumstances, if ballots are not opened, you have the option of delaying the ballot counting, or you

can count the ballots at a later date, and the quorum amount is lowered. This process can essentially eliminate a quorum in my opinion, as the required percentage is lowered so significantly.

There were no other questions. Karl Twyman asked if there were any, and there were no responses. He asked if there were questions about anything else. There were a few, and he said he would look into them.

The meeting was adjourned and homeowners were advised that if they thought of anything else, they could bring it up at the 3/12/2008 meeting at 7 pm in the clubhouse.

Open Board Meeting of March 12, 2008

We asked several times if there were any questions concerning the change from cumulative to popular vote, and there were no responses.

**The Ballots were mailed March 17, 2008. Please complete your ballot and return it promptly.
Thank you in advance,
Skip Perry**

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

The joint Neighborhood Watch meeting brought out four other beach communities to join a large Surfside III presence. Details are at www.surfsideiii.com. Our next meeting will be Thursday, April 3. We will be planning our Summer schedule for Friday and Saturday night patrols. Dog walkers and tenants are particularly encouraged to attend. Spread the word, Building Captains! Any questions?

Building Captains are needed for Buildings 2, 5, 6, 12 & 13. Only two hours of time a month to help make Surfside III a safer place to live! Call or e-mail Valerie Lameka.

Landscape Committee - Chair: Dan Kessner, dkessner@csun.edu

With the coming of Spring, the Landscape Committee recommends to townhome owners that you find an opportunity to trim back all overgrown tree and plant branches, particularly those which touch stucco walls and roofs. Also please check and take care of roots of plants and large shrubs that might be lifting up cement or fences. For everybody, it's a good time to check your patio or balcony and perhaps do a little spring cleaning, just for the sake of the look of the complex.

Also a couple of reminders. Townhome owners must clean up all leaf debris, bush trimmings, weeds and dispose of them in the trash receptacles themselves. Many are sweeping this onto the already-cleaned common area creating the perception that our landscapers are not cleaning up the common area properly. We do not want these hardworking men taking the blame for this when other homeowners complain about the mess. In addition, when you sweep or rake your debris into the street, it now can blow into neighbor's areas. This is against the rules and regulations.

Also, any new trees planted in townhome patios must be in planter boxes or pots, not in the ground.

Finally, after months of negotiations and revisions, our planned tree maintenance work should be starting soon after you read this. Practically every tree in the complex will be trimmed, and a small group of problem trees will be removed. We should become a much safer and more beautiful complex very soon!

To all pet owners.

Please clean up after your pets. Many of you are letting your pets off the leash in park areas. It is still your responsibility to clean up after them whether they are on a leash or not. Please do so.

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 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 Manager's Office: 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

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

THE CITY OF OXNARD

TSUNAMI

Emergency Information

How to Prepare, React, and Survive

AN INTRODUCTION

As Oxnard residents, we are fortunate to live in a lovely beach community. With that gift comes the awareness that coastal living brings with it a potential for a tsunami. Tsunamis (pronounced *soo-námees*) are traveling ocean waves generated by an underwater disturbance such as an earthquake, landslide, volcanic eruption, or meteorite. A tsunami can move hundreds of miles per hour in the open ocean and, in extreme cases, can reach land with waves as high as 30 feet or more. The Ventura County Operational Area Tsunami Evacuation Plan (prepared by Ventura County Sheriff's Office of Emergency Services with the assistance and input of the Cities of Oxnard, Ventura and Port Hueneme, as well as many other agencies and jurisdictions) has identified areas most likely to be affected by tsunamis, and it includes evacuation routes, and potential reunification areas for the City of Oxnard. **In general, in Oxnard, if you are within a mile of the ocean, you may be in a potential tsunami inundation area.** All low-lying coastal areas, including Mandalay Bay, Oxnard Shores, Hollywood Beach, Channel Island Harbor, Silver Strand, Port Hueneme Harbor, and Ormond Beach can be struck by a tsunami.

Myths

Myth: Many people believe that tsunamis do not happen here.

Fact: More than a dozen tsunamis with waves three feet high or more have struck California since 1812. Historical records indicate that a tsunami occurred in the Santa Barbara Channel around 1812.

Myth: Many people believe that a tsunami is one giant wave.

Fact: Tsunamis can be a single surge of water or a series of waves occurring anywhere from five to 90 minutes apart, and may occur for up to 15 hours after the initial event.

Myth: Many people believe that the Channel Islands will serve as a giant “breakwater” and that the Oxnard coast cannot be impacted by a tsunami event.

Fact: From the area where the tsunami originates, waves travel outward in all directions. Once the wave approaches the shore, it builds in height. The topography of the coastline and the ocean floor will influence the size of the wave. A small tsunami at one beach can be a giant wave a few miles away.

Since we have no idea where a tsunami may originate, we cannot presume to be safe from a tsunami simply because we have offshore islands.

Myth: Many people believe that tsunami waves are surfable.

Fact: Tsunami waves are extremely dangerous and are NOT surfable.

Emergency Alert System (EAS) Radio Stations

The Emergency Alert System (EAS) includes every radio and TV station as well as all cable companies in Ventura County. They are networked together to provide emergency related information in times of severe weather or other disaster. Following are the primary local EAS stations:

KVEN 1450 AM

KHAY 100.7 FM

KMLA 103.7 FM (Spanish)

NOAA weather radios are your first alert for tsunami warnings. Tune in to weather radio for more information.

Go to the Ventura County Sheriff's Department Office of Emergency Services (OES) web site for more information on the Ventura County Tsunami Evacuation Plan: <http://www.vcsd.org/oes/index.html>

For more information on Disaster Preparedness in Oxnard call: (805) 385-7717