



April 2009

SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



FROM THE BOARD OF DIRECTORS

NOTICE

**THE APRIL BOARD MEETING WILL BE ONE WEEK EARLIER THAN USUAL:
SATURDAY MORNING, APRIL 4, 10:00, IN THE CLUBHOUSE**

Capital Repairs

The Board and management continue to work on other needed capital repairs. However, due to the current macro economic conditions we are proceeding slowly and conservatively. We have met with a construction management firm to develop their scope of work for building envelope work on Buildings 7 and 12.

Pool

Repairs have been made to the pool and spa to make them compliant with new Federal safety requirements. While the pool and spa have been shut down, the Board decided to re-plaster the spa. Pool and spa should be open by March 23.

Special Assessment Repairs Update

The association went out to bid to replace the prime finish contractor, Ameritek, who was terminated in October. Three bids were received in January and none of the contractors could be qualified. One was dismissed due to complaints against their license. Another would not meet our bidding requirements. The third was approved to move to contract negotiations. As part of the contract negotiations we verify certain information. The contractor was not able to verify some of the information and we decided not to proceed any further. We are in process of seeking additional contractors and will be re-bidding in March.

Proposed Smoking Restrictions

We have a proposal to prohibit smoking on balconies in order to eliminate second-hand smoke from invading neighboring units. Please send a simple "yes" or "no" response to ira.green@surfsideiii.com.

Changes To Rules and Regulations Adopted

All items distributed by the Board for a 30-day comment period with the February 2009 Newsletter have been adopted by the Board effective March 14th. The updated rules have been posted to our website, <http://www.surfsideiii.com>. Please go to the information page and then governing documents. You will see the entry: Surfside III Rules & Regulations. For reference to the updates only, please see the February 2009 Newsletter.

New Copies Of the CC&Rs, Amendments thereto and the Condo Plan are available on the website

We have noticed over the years that the copies of the CC&Rs, the Sundeck Amendment, and the Condoplan have been getting harder to read. With the addition of the new Popular Vote Amendment, we have obtained recorded copies of all our CC&R documents and have posted them on the website. You will find a copy of the CC&Rs with the complete table of contents, a Condoplan, and both Amendments.

Water Supply Lines

It has come to our attention that the water supply lines to toilets that were changed out due to the ongoing plumbing repairs may have been installed incorrectly. We need your assistance to correct this situation if it exists in your unit. Please take a look at the water line. It should not be tight; it should be loose, not twisted in any way or have a loop in the line so that the water line has room for movement. If you find that this condition exists or you cannot make a determination, please contact the management office and we will be happy to assist you. Thank You.

Dogs Are Required To Be On A Leash

The Rules and Regulations and our insurance company, require that all dogs be on a leash and in control. There have been complaints at the open meeting that this rule is not being followed. The office has been getting complaints about dogs not on leashes around the complex. Please remember that dogs must remain on leashes except in designated areas. In an effort to maintain the security of the members of the Association, we ask that you please keep your dogs leashed up. We will be monitoring this situation. Also remember, when you notify the office of any dogs not on a leash or about pet feces, please make sure to provide a good description of the dog (type/color) to more adequately insure that we have the correct parties involved. Please comply. Also, please pick up after your pets.

FROM THE ON-SITE STAFF

Bike Room Storage

If you have a bicycle stored in the bike room storage area and no longer are using it, now would be a good time to take it out and make room for another resident. Storage is at a premium and some homeowners who want to rent a space have not been able to find storage room in their building. Thank you!

ANNOUNCEMENTS OF GENERAL INTEREST AND CONCERN

SUBMITTED BY OWNERS

Dryer Vent, Filter Cleaning, and Furnace Air Vents

In case you didn't know, when the drying of your clothes slows and it takes forever, this could be due to clogged dryer venting in the walls, and continued use could be a fire hazard. There are also filters on the dryer that need to be cleaned. For those of you who have not had your plumbing work done yet, when your machines are being moved around this gives you an opportunity to clean out those filters and vents that aren't accessible when the machine is in place. Also, there are companies that do this, and some offer free dryer vent cleaning when you do a complete ventilation system cleaning. Look for their coupons.

It is also recommended that the air vents for the furnace be cleaned to avoid carbon monoxide poisoning.

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

Community Policing works! Here is a "shout out" for Sr. Officer Ron Burns who used his 30 years on the Port Hueneme Police Department, and local contacts, to stop a continually disruptive party-person on Sunfish. Besides using common sense one-on-one counseling with the individual, he was able to bring family pressure to bear. At our meeting, Sr. Officer Burns gave us the remarkably low crime stats for our community, and informed us that the Police Department has instituted occasional foot patrols (afternoon and after midnight) to encourage interaction with our community.

A special thanks goes to Scott Walker for completing a lighting survey with Sr. Officer Burns. Based on the police recommendations, Scott has obtained a bid to present to the Board.

Our next Neighborhood Watch meeting will include a special 20 minute presentation by Do-It-Best Hardware on the latest and greatest security devices for the home. As per usual, this meeting will be the first Thursday of the month, April 2, at 7 pm. Questions and reports to Val Lameka.

FROM THE EDITOR

In case you're wondering what happened last month, there was not enough material to warrant printing a newsletter, so we simply skipped an issue.

Owners and renters should be aware that the Newsletter is always available on the website: www.surfsideiii.com. This includes back issues.

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

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

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

Scott Walker, On-site Property Manager
Carol Short, Assistant On-site Property Manager
Ron Pierson, Construction Services Coordinator

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
Skip Perry - Treasurer skip.perry@surfsideiii.com
Michael Madrigal - Secretary michael.madrigal@surfsideiii.com
Inna Giler - Director inna.giler@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; pbarrios@lordonmanagement.com
Your account, billing address, etc: Cara, ext. 3319; cwoellhof@lordonmanagement.com

Reprinted From a California Association Institute Bulletin

CALL CONGRESS AND TELL THEM TO VOTE "NO" on HR 1106

Congress is scheduled to vote on H.R. 1106: Helping Families Save their Home Act of 2009. We are urging all CAI members to call their Congressmen and tell them to oppose this legislation as it is currently written.

Part of the President's plan to stabilize the housing markets, H.R. 1106 would allow federal courts to reform mortgages in cases where a homeowner's property is worth less than their principal mortgage balance. It would give bankruptcy judges the ability to 'cram down' the principal balance and monthly payments, wiping out tens or even hundreds of thousands of dollars of money owed. In addition to allowing courts to rewrite private mortgages, the legislation as written could also allow the courts to bypass state assessment lien and priority lien statutes, thereby eliminating the already limited ability for a community association to collect past due assessments from these properties.

Each year, residents of community associations assess themselves close to \$80 billion dollars to pay for the maintenance, improvements and amenities in their communities. These assessments help preserve property values and provide infrastructure that

would otherwise become the responsibility of state or local governments. When buying into a community association, home buyers agree to pay their share of the community operating costs.

If passed as written, H.R. 1106 could:

- * Impact an association's ability to recover delinquent homeowners' assessments and, potentially, affect future assessment obligations to the community.
- * Bypass state statutes that provide a priority lien or assessment lien for past due association assessments.
- * Cause additional strain on the housing market by forcing non-foreclosed homeowners to pay higher fees to cover mandatory operating expenses, pushing more homeowners into financial distress.
- * Cut funds available to maintain common areas of the community, resulting in a spiral of deteriorating infrastructure, lower property values and, ultimately, higher financial burdens on state and local governments.
- * Undermine, if not unravel, the benefits of common ownership communities by exempting some homeowners from the obligation to pay their fair share to support common elements of the community, potentially leading to the bankruptcy of the communities themselves.

The critical nature of requiring all owners to pay their fair share of association assessments is recognized in the current bankruptcy code under 11 U.S.C. 523(a) (16) and various state-imposed assessment lien regimes. To protect the vast majority of responsible homeowners, legislation addressing mortgage modification must explicitly protect an association's right to recover funds owed to the community by a delinquent homeowner.

If passed as written, this legislation would have a direct detrimental impact on the responsible residents of community associations. Please take action today. CAI National will continue to work with Congress to assure that any mortgage modification plan protects the interest of associations and their residents.

Thank you in advance,
Community Associations Institute