



April 2011

SURFSIDE III NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

April Board Meeting Cancelled

Because of a lack of quorum, we have had to cancel our April 9th meeting. The next Board meeting will begin at 9:00 am on Saturday, May 14, in the Surfside III Clubhouse.

Building Envelope Calendar For Scaffold Set

Set Scaffold	Duration
Building #14 - February 24, 2011	4 weeks
Building #15 - March 10, 2011	4 weeks
Building #16 - March 26, 2011	4 weeks
Building #17 - April 12, 2011	4 weeks
Gas line repair and pick-up of Building #14 to #17	
	6 weeks
Building #1 - May 1, 2011	6 weeks
Building #2 - June 1, 2011	6 weeks
Building #3 - July 1, 2011	6 weeks
Building #4 - August 1, 2011	6 weeks
Building #5 - September 1, 2011	6 weeks
Building #6 - October 1, 2011	6 weeks
Building #7 - October 25, 2011	6 weeks
Completion Date: December 15, 2011	

Dues Increase, Service Cuts and Special Assessment

The Board decided on Saturday, March 12, that a dues increase and a special assessment are necessary to ensure the fiscal health of the association.

Dues will increase to \$449 on May 1. This dues increase will bring in ~\$107,000 in additional funds. Utilities, which include water, sewer, electric, natural gas and phone expenses, will increase \$65,000 this year compared to 2010. An additional \$30,000 will be added to the plumbing repairs budget line item to increase it from \$30,000 to \$60,000. This line item is used to pay for emergency underground plumbing repairs. We had five incidents in 2010 where underground sewer lines clogged and backed up in first floor units. The remaining \$12,000 of the dues increase is the cumulative pluses and minuses in the budget and represents the net amount after increases in some line items and decreases in others. For example, maintenance wages will drop ~\$20,000, but our required contribution to capital reserves increases by \$16,000. The total of the numerous budget line items results in a net gain of \$12,000.

Since 2006 dues have increased a total of 15%, an average of 2.5% per year.

In addition to the increase in dues the following service cuts will commence effective May 1.

Maintenance hours will be cut from 108 to 60 or less per week. This will result in a reduction in force. The reduction in force means less spent on payroll, workers comp insurance, and medical insurance. In 2006 the association used 200 maintenance hours per week.

Clubhouse hours will be reduced as follows:

From September to Memorial Day the clubhouse will close at 5 pm on Monday and Tuesday. From Wednesday to Sunday it will be open until 7 pm.

From Memorial Day to Labor Day the clubhouse will be open until 10 pm seven days per week.

The large blue refuse container near Building 1 has been removed.

Payroll management will be done in house rather than through a payroll service.

No funding for community picnics/gatherings.

No coffee and bagels at the Board meetings.

The newsletter will become electronic and sent via e-mail. If owners want it sent via regular mail or want to pick it up in the on-site office there will be a \$5.00 fee to cover the cost. Please send your e-mail address to Ira Green at ira.green@surfsideiii.com. E-mailing only will start with the May 2011 issue of the newsletter.

Legal expenses have been cut by eliminating the CC&R revisions, and reducing the scope of the Crime Free program.

No pay rises for staff. No holiday bonuses for staff.

In addition to the dues increase, a special assessment will be necessary to pay for natural gas line replacement in some of the buildings and to recoup funds lost due to high delinquencies. The special assessment will be between \$1,000 and \$2,000 per unit payable over 6 months effective July 1. The final amount of the special assessment will be determined in May when the Board can assess the following:

Finalize bids and contracts for the replacement of natural gas lines in Buildings 4,5,6,7, and 8.

Determine the level of delinquencies at the end of April.

Part of this special assessment will pay for the replacement of the natural gas lines in Buildings 4-8. Contractors working on Building 8 found pitting on the natural gas lines that run through the space between the walkways. A sample was sent to a forensic lab. Tests revealed that deterioration had reduced the pipe wall to 20% of the original thickness. The pipes cannot be repaired and have to be replaced. All available funds are being used for the building envelope repairs. The pipe replacement will cost between \$110,000 and \$150,000. Buildings 1-3 are not affected because the pipes run through the walls and not the walkways.

The rest of the special assessment will replace the lost income from the delinquent accounts. Delinquencies have increased from \$40,000 in August 2008 to \$270,000 in February 2011. This gain of \$230,000 has pinched the association's cash flow to the point where we are unable to make contributions to capital reserves on time. We are behind four months. Capital funds pay the interest on the line of credit being used to make the building repairs and will eventually pay the principal and interest when the line of credit becomes a loan in 2012. Keeping up to date on contributions to the capital reserve fund is essential to completing the work underway and making sure we can pay the loan in 2012 and beyond.

The Budget Committee will continue its work on short and long term expense reductions and cost controls.

FROM THE ON-SITE OFFICE

THE BLUE DUMPSTER IN THE RV LOT HAS BEEN REMOVED

PLEASE DO NOT THROW ANY TVs, COMPUTER MONITORS, ELECTRONICS, PAINT, ETC. IN THIS AREA. HERE ARE A SOME CONTACTS AND DROP OFF STATIONS FOR YOU:

DEL NORTE REGIONAL RECYCLING AND TRANSFER STATION

(electronics, appliances, oil-base paint, household chemical items, car batteries, fluorescent light bulbs, etc.): [\(805\) 278-8200](tel:8052788200)

FURNITURE: Contact Goodwill or look on the Internet for pick-up and delivery of these items.

ANYONE SEEN OR REPORTED USING THESE RECEPTACLES FOR ANY ITEM NOT AUTHORIZED TO BE DISPOSED OF WILL BE ISSUED A VIOLATION! THANK YOU FOR YOUR COOPERATION!!!!

TERMITE EXTERMINATION

The Clubhouse will be closed beginning Wednesday, March 30th thru Friday, April 1st. The on-site staff can be reached by email for anything that may need immediate attention.

Scott Walker – ScottWalkerss3@yahoo.com Carol Short – CarolShortss3@yahoo.com

Although business will be as usual, if you need a remote, clubhouse card or to change an access number, please advise and it will be taken care of on Monday, April 4th.

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

Our new Beat 4 Coordinator, Sr. Officer Ryan Bates from the Port Hueneme Police attended the March meeting to introduce himself and fill us in on new doings at the police department, the beach, and other Hueneme news. His email is officerbates@gmail.com, and he encourages folks to contact him directly with questions and concerns. Maggie Federico also attended to fill us in on the crime reports. Surfside III had a nice, quiet month. Next month we will meet our new police dog at the meeting. It should be fun. The next meeting will be Thursday, April 7, at 7 pm in the clubhouse. Contact Valerie Lameka for further information or reports.

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 is the 10th of each month for the following month's issue. Owners and renters should be aware that the Newsletter is always available on the website: www.surfsideiii.com. This includes back issues.

The **Owners' Corner** is a forum for all of you to voice your opinions on anything that might be of interest to everyone else. Please feel free to take advantage of this.

The City of Port Hueneme now has a free electronic newsletter with information on various city-related matters and events. To sign up to receive it, visit the city website: www.ci.port-hueneme.ca.us, then in the column at the far left, click on "Sign Up for E-News."

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
Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5 or
626-771-1075

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

Bob Banfill - Director bob.banfill@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Kasey Lane, ext. 3339; klane@lordonmanagement.com

All insurance and collections: Patty Bosch-Barrios, ext. 3337; pbarrios@lordonmanagement.com

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

Liens, legal issues: Donalea Bauer (see above)

