



April 2015

SURFSIDE III e-NEWSLETTER



Edited by Gabby Vignone, Carol Short, Andy and Lynn Santamaria, Alex Urmersbach, & Ira Green

FROM THE BOARD OF DIRECTORS

Next Open Board Meeting, May 16, 2015

The April Open Board meeting is being cancelled because of a lack of a quorum. The May Open Board meeting will be held one week later than usual on Saturday, May 16, 2015 at 10:00 am. This is the weekend after the Mother's day weekend. The open Board meeting will be preceded by a closed Executive Session which starts at 8:00 am

.Approximate Monthly SSIII Condo Unit Invoice Breakdown of Costs

Costs paid by all owners as one 309th of the total cost

Cost	Component	Description
\$162.00	Day to Day Operations	Maintenance, administration, insurance, salaries
\$64.00	Reserve Contribution	
\$154.00	Loan Payments	
\$380.00	Operational Dues	

\$380.00 Invoiced as Operational

\$8.00	Electrical External Lighting Cost	Pays for the use of streetlights, building lights, etc.
\$36.00	Sewer Fixed Cost	City cost for providing sewer service to the HOA
\$37.62	Water Fixed Cost	City cost to maintain water lines servicing HOA
\$3.93	Irrigation Fixed Cost	City cost related to use of water for irrigation
\$14.00	Irrigation Consumption Cost	City cost for irrigation water consumption
\$0.75	Irrigation Utility Tax	City cost based on the consumption of water used
\$0.24	Clubhouse Sewer Cost	City cost for providing sewer service to the HOA
\$2.85	Clubhouse Gas Cost	Pays for heating the pool and spa
\$0.59	Clubhouse Cable Cost	Pays for Clubhouse internet and phones
\$0.60	Clubhouse Alarm	Pays for Clubhouse alarm and entry gate phone
\$7.32	Trash/Recycling Cost	City cost for picking up the trash and recycling bins
\$111.90	Utility Costs paid by all owners as one 309th of the total cost	

Costs prorated by unit for each unit in each of the condo buildings – NOT townhomes

\$7.00	Average Condo Water Heater	Pays for heating the water in each condo building
\$3.00	Average Elevator Phone Fee	Pays for the elevator phone service in each building
\$10.00	Utility Costs prorated by unit for each unit in each of the condo buildings – NOT townhomes	

\$121.90 Invoiced as Other Utility Charge

\$16.00	Average Unit Water Consumption Cost	City cost for water consumption in a particular building
\$2.20	Condo Utility Users Tax	City tax based on the volume of water used in each building
\$18.20	Water Costs prorated by unit for each unit in each of the condo buildings – NOT townhomes	

\$18.20 Invoiced as Water Charge

\$520.10 Operational Dues and Utilities

The Monthly Invoice for Condo Owners will be the operational dues of **\$380** per month and for utility charges approximately **\$140** for a total of **\$520**, depending on actual usage and anticipated increases of water rates later in 2015.

**Approximate Monthly SSIII Town Home Invoice
Breakdown of Costs**

Even though the town home owners do not have to pay the condo water consumption cost, condo water heater gas cost, the Condo Utility Users Tax and the Condo Elevator Phone Fee (about \$28), they will have the water cost of their own individual water meters which measure their individual water use. Half of the town home owners will find that their invoice is approximate the same (\$520) as the condo units. About 26 town home owners will have bills \$20 to \$50 higher due to their high water use.

If you have any questions, please contact Alex Urmersbach (Treasurer) alex.urmersbach@surfsideiii.com or Andy Santamaria (Board Member) andres.santamaria@surfsideiii.com

Bank Loan Modification

Great news: The Bank has agreed to modify the loans to a fixed interest rate until maturity. As you know, there are two loans that total approx. \$6.9 million; the loans were used for the building envelope a few years ago. Currently, the interest rate will change every five years based on a reference rate (5 year Treasury) plus a margin of 2.75%. The current rate is 4.5%, which translates to annual loan payments of approx. \$570 thousand. **With the modification, the rate will stay at 4.5% until maturity at 2027. The modification will keep the payments at the current level and will eliminate the risk of increasing loan payments.** All other terms stay unchanged: In 2027 there will be a balloon payment of approx. \$2.5 million because the loan payments are based on 20 years amortization, yet the loan term is only 15 years. At maturity, the amount can (1) be refinanced into a long-term loan or (2) the owners can make additional payments now to pay the loan off (approx. \$45 per month per unit from 2016 until 2027). Please e-mail our treasurer Alex Urmersbach at alex.urmersbach@surfsideiii.com with your input as to which option is preferred.

Reserve Study

A new reserve study was commissioned to assess how much money to set aside for future capital replacements. **Capital replacements of close to \$4 million over the next ten years are required.** Major expenses include the replacement of the roofs and street lights, ongoing painting, maintenance of the lateral lines and a variety of other capital replacements.

A representative from Association Reserves, the company that conducted the study, will present the results at the May 16 Board meeting and will answer questions from members. Findings indicate a need to increase capital reserves by approx. \$20 per month per unit starting in 2016 to allow completion of all projects. Please attend the Board meeting to better understand how reserve studies work.

Non-budgeted Items

Given the high dues, elevated debt level and future capital replacements, spending needs to be prioritized very carefully. Non-essential expenses will not be approved by the Board and possible budget under-runs will be allocated to reserves. Items that are proposed for inclusion in the budget can be voted on by the owners and could be funded by a 12 month increase in dues. Input is solicited by Ira Green regarding this proposal who can be contacted at ira.green@surfsideiii.com.

Finance Forum

Our Treasurer, Alex Urmersbach, is setting up a Finance Forum, a 90 minute meeting that deals only with financial questions the owners may have. Topics include:

Budget Review of the first six months

- Loan Review
- Reserve Study
- Financial Outlook
- Others as needed

The finance forum will be on July 18, 2015 at 2:00 pm at the Clubhouse Please send your questions in writing or by e-mail to Carol/Gabby prior to the meeting. Stay tuned for more information.

Loan From Reserves

A check for tree trimming related to the J-Street Canal was just paid temporarily from reserves. The payment from VCWSD of \$49k is contractually agreed upon and is in transit. The payment is a very short term loan from reserves and the reserves will be paid back once the check arrives.

Summary Of Proposed CC&Rs Changes That We Will Discuss

Surfside's CCRs are seriously outdated and today homeowners face potentially unlimited liability and financial risk. Following are key provisions that will mitigate risk and make Surfside III a better place to live.

The list was developed after discussions with members and in collaboration with a specialized law firm. It represents the Board's top recommendations for improvements to the homeowners. Please review these and send your comments to Bill Betts bill.betts@surfsideiii.com and, as well, tell him which ones you would not support and why:

1. **Calculation of Dues** – This CC&R change will require that dues be divided equally among 309 owners regardless of unit size. Dues will consist of operational dues (base rate) plus utilities as defined by Board. **Rationale:** Codify homeowners' desire to continue with current policy.
2. **Pets** will be limited to a maximum of 3 pets per unit. There will be no breed restrictions.
3. **No Smoking** - Surfside III will become a smoke free campus. This CC&R change includes medicinal marijuana, cigarettes, cigars, or electric vapor.
4. **No air conditioning** will be allowed anywhere in Surfside III.
5. **New owners cannot rent property for two years.** New owners cannot rent their property for a period of two years after the purchase of their property. Current owners cannot sell their property unless their tenant is month to month and has been informed that they will have to move within 30 days of the close of escrow. **Rationale:** A high percentage of non-owner occupied units negatively impacts home values, limits the ability to obtain mortgages for new owners and typically leads to less pride of ownership.
6. **Home Owners Insurance** - It is proposed to revise the CC&Rs to absolve the HOA from responsibility to cover damage to property inside any unit for any reason. There will be a requirement for homeowners to carry appropriate insurance. **Rationale:** This would stop extremely high cost for flooded units that are in need of repair. This would eliminate collective liability of owners for unit damage and put the issue with the insurance carriers where it should be. Currently, HOA has unlimited liability for unit damage caused by common element failure.
7. **Quorum** - There will be no quorum requirement for elections or annual meetings. **Rationale:** This is a typical provision of contemporary CCRs and avoids time delays in installing a new Board.
8. **Staggered Board Terms** – This CC&R change provides for Board terms for a period of 3 years with no more than 2 Board members up for election at any time. Three year terms: 2, 2, 1. **Rationale:** This CC&R change preserves the HOA history and promotes long term thinking. One year terms force short term thinking and key decisions are put on hold pending the recurring annual election.
9. **No Super-Majority** - Governing docs can be changed by a simple majority of 50%+1. **Rationale:** A super majority paralyzes the ability for the Board to effectively manage the HOA affairs. If owners are dissatisfied with Board action they will be able to replace the board via annual elections.
10. **Crime Free** - Association provides background checks for tenants at a minimum fee. Background check will be done in the Surfside III office at the owner's expense. There will be a crime free lease addendum and all units must be brought up to Crime Free physical standards. Details will be provided in the rules and regulations or a policy. **Rationale:** Integrate specific Crime Free Standards (eg. Comprehensive background checks) within the rental application process for screening potential renters.
11. **Assignment of Rents** - This rule would provide the ability to have rent money paid to the association directly from the renter when the owner defaults on their HOA dues. **Rationale:** Reduces potential association losses from delinquent accounts.
12. **Non Dues Income** - Board to have authority to use the assets of association to generate non-dues income. This means, for example, that the Board will have the authority to rent RV spaces to the public. No structures/buildings/facilities can be altered or conveyed without consent of members. **Rationale:** Maintain dues at reasonable levels due to additional income sources.
13. **Attic space not allowed for homeowner use** - Common space above the units will not be allowed for homeowner use - this rule will prohibit owners from using attic space above their units for any purpose. Attic space is defined as a common area and cannot be sub-divided or restricted for use.
14. **Dissolution** – This CC&R change will allow for both forced and voluntary dissolution of association language to be updated to today's standards.

FROM THE ON-SITE OFFICE

Recognition

At the February 14th, 2015 Board meeting, Committee members were recognized for their contributions to Surfside III.

Pictured are left to right: Ira Green, BOD President, Ellis Faraci, Susan Bradley, Rules & Regulations Committee; Val Lameka, Neighborhood Watch; Conny Ortiz, Architectural Committee; Andy Santamaria, Beautification Committee. Absent: Pat Dileski, Rules & Regulations Committee; Tim McCoy and Rick MacDonough, Architectural Committee; Lynne Haile, Lynn Santamaria, Beautification Committee.



Introduction of New SS III Director

After Director Tony Truex resigned due to health reasons, the Board interviewed two candidates for the vacated position. Andy Santamaria was appointed to the vacant Director position at the February 14th Board Meeting.

Andy Santamaria is a registered Civil and Traffic Engineer in the State of California who recently retired after 10 years from the position of Public Works Director of the City of Port Hueneme. He has a total of 46 years of engineering experience having also worked in the municipalities of Los Angeles and El Segundo.

He is the Division 4 representative of the Calleguas Municipal Water District, an agency that provides water to a major portion of Ventura County water distributors.

Andy graduated from Loyola Marymount University with a degree in Civil Engineering. He and his wife have resided in Surfside III full-time since 2003.

His email is andres.santamaria@surfsideiii.com

BBQ/Smoking

With the weather getting warmer, residents are spending more time outdoors. Remember that open-flame barbeques/smokers are prohibited on patios and balconies in both the townhome and condos for health and safety reasons. Only gas/propane barbeques are allowed.

Smoking on patios and balconies is prohibited. Note: Courts have held that Associations can pass rules against smoking on balconies because they have a good reason to regulate smoking – it is a health hazard, a fire risk, and a nuisance. Restricting smoking is NOT a violation of a person's civil or constitutional rights.

A complaint filed will result in a warning. If two or more complaints (can be from the same person) have been filed with the on-site office, a fine of \$50 for each violation will be charged.

Please be considerate when smoking in common areas. The smoke drifts into other condos from common area walkways, near the elevators or grassy areas nearby the buildings. Please restrict smoking away from the buildings and shared recreational areas. Thank you for your cooperation!

If you are a homeowner who rents your property, please advise your tenant of this rule and recommend that they come by the on-site office to pick up a copy of the Rules & Regulations. We also recommend that they register their email address with the on-site office to receive the Newsletters.

Website Updates

In an effort to keep you informed of the Surfside III website updates, we will advise you of any additions in the Newsletter.

New Items on Website and Location:

- 2015-02 Preventive Maintenance Resolution – Governing Docs>Resolution
- CAI Meeting Handouts – Records
- Monthly Dues Breakdown – First Page - Homepage

Preventive Maintenance Resolution

Because not all of the homeowners check the website for updates, the Preventive Maintenance Resolution is being posted at the Clubhouse for a 30 day period at which point it will be adopted unless homeowners' comments convince the Board to alter the resolution.

**Surfside III COA
Board of Directors Resolution
Resolution 2015-02
Preventive Maintenance**

WHEREAS, the Board of Directors ("Board") of the Surfside III Condominium Owners Association ("Association") has the authority to make decisions for the benefit of the entire community, and

WHEREAS, the Board wishes to define a policy and guidelines for execution of preventive maintenance procedures;

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following resolution and guidelines for execution of preventive maintenance procedures.

The Board shall have authority to designate one or more qualified repairmen and or the persons to enter upon and within any individual unit in the presence of the owner thereof, or otherwise, for the purpose of making emergency repairs for the necessary maintenance or repair to portions of the Common Area or abate any nuisance being conducted on maintenance and said unit, in order to protect the property rights and best interest of the remaining owners. To facilitate this paragraph, all owners may be required by the Board to deposit with the property manager, or his nominee, a key to the unit. See CC&Rs – Article VIII, Section1, "Owner Key Deposit for Emergency Repair- Right of Entry.

Emergency unit entry procedures: "These keys are to be used only in case of an emergency such as flood, fire or other health or safety issues that may arise and could cause damage to the neighboring units or the common area or in the case of ongoing repairs which need to be completed during the absence of the owner/tenant."

A notice of entry letter will be mailed out to owners who have not supplied the site office with a key to their unit. If after 30 days the owners have not complied, a fine of \$250 will be assessed. Each subsequent letter to the owner requesting a key to the unit will result in a fine of \$500 per letter.

Approved:

Motion:
Second:
Vote:
Date:

Created: February 14, 2015

Revised: March 6, 2015

Signed:

Mailbox on Pleasant Valley Road

Many of you are aware of the three (3) mailboxes on the roundabout on Pleasant Valley Rd. Several weeks ago while dropping off the mail here at Surfside III, the mailperson advised that individuals no longer use the drop off and recommended that ALL mail be dropped off at the Post Office instead. One of the mailboxes was illegally removed from the site. This type of theft has been an ongoing issue in Ventura County.

Surfside III Website

When you open the Surfside III website and the current information can't be accessed, right click and do a "Refresh". The new changes may not show up unless this is done. After refreshing, this action reloads the webpage and any new changes will show up. This hasn't been the case for everyone, and only a few homeowners are having this problem. The Surfside III website address is: <http://www.surfsideiii.com>

Email Address

The Newsletters are routinely emailed to all the homeowners/tenants who provide the Office with their email address. In an effort to ensure that each owner continues to receive the Newsletters and other correspondence, please stop by the on-site office and fill out a form or you can email the Office with your contact information, address, email address and whether you are a homeowner or a tenant. Please click on the following link and follow the instructions. <https://www.surveymonkey.com/s/WQHH5XH> (Hold the Control Button and click left mouse button). For convenience purposes, if you have any additional changes in the future, you can make those changes by clicking on the Email form which is on the Menu Bar of the Newsletter. It will directly take you to the form to update and you can forward it to the on-site office.

Wi-Fi

After much research, one of our homeowners found a solution that fixed the weak wifi signal problem in their condo. Many of you have come to the office expressing your problem about not being able to gain wifi access.

Rather than explaining all the details in the Newsletter, go to the website below for further information. The cost for this device is minimal at \$80.

Netgear Powerline 500 WiFi Access Point:

http://www.amazon.com/NETGEAR-Powerline-N300-Starter-XWNB5201/dp/B009WG6K66/ref=sr_1_1?ie=UTF8&qid=1426706098&sr=8-1&keywords=netgear+powerline+500+wifi

“ONE MAN'S TRASH IS ANOTHER MAN'S TREASURE”

If you want to throw away any electronics such as computer monitors and TVs, it is illegal to put them in the SS III refuse or recycling bins. This restriction includes household hazardous waste including used motor oil, other automotive fluids, paint, household cleaners, chemicals, pesticides and fertilizers. The City of Oxnard offers safe recycling and disposal options to residents for E-Waste and many household hazardous waste items. By properly disposing these materials, you can help protect your family, pets, and the environment. Please contact the Del Norte Recycling & Transfer Station at 111 S. Del Norte Blvd. Their number is 805.385.8060. They are located at the corner of Sturgis Rd and Del Norte Blvd.

If you have furniture or other household items you no longer want or need, contact the local thrift stores in the area to see if they will take them. Please, please, **do not** put them at the Maintenance Shed, RV Parking Area or the dumpsters. Here are a few names to call:

Pete's Recycle 909.647.6778 (and they may pick up mattresses)

Mar's Major Appliance Recycling Service – 800.960.2125 or 805.986.6500 – Appliances

Goodwill Industries – 805.981.0130 (for drop off locations) Household Goods, Small Major Appliances, Furniture, Misc.

Salvation Army – 800.958.7825 (for pick-ups) Household Goods, Major Appliances, Misc

Smoking/BBQ

Because of Daylight Saving Time and the warmer weather, more residents are spending more time outdoors on their balconies and patios. As a reminder, Open-flame BBQ's/smokers are prohibited on patios and balconies for health and safety reasons. Only gas/propane BBQ's are allowed. A complaint filed will result in a warning. If two or more complaints (can be from the same person) have been filed with the on-site office, a \$50 fine for each violation will be charged.

Smoking on patios and balconies is prohibited. Note: Courts have held that Associations can pass rules against smoking on balconies because they have good reason to regulate smoking – it is a health hazard, a fire risk, and a nuisance. Restricting smoking is NOT a violation of a person's civil or constitutional rights.

Architectural Application

If you plan on making any changes/renovations/repairs to your condo unit/townhome, please contact the on-site office in advance. There have been several changes without notification to the on-site office which required the homeowner to tear up the hardwood/laminate flooring only to re-lay it with the appropriate underlayment. Some work requires permits from the City of Port Hueneme and we can advise you. Windows/Doors always require an Architectural Application. Always contact the on-site office in advance of any change. Thank You!

Condo Heaters

It is that time of the year again. The original condo heaters need to be replaced. It's been reported that the heaters either have a slow leak, burned wires, or other work which needs to be done. After some investigation it was recommended by a vendor that if the heaters are 30 years or older they most likely would need to be replaced. We request that homeowners pay particular attention to this matter and consider an inspection of their heaters. It is inevitable that the older the heaters are, the more dangerous they become. Please consider a "Safety Inspection." The Gas Company will come out for a one-time free of charge inspection to determine if there is a potential problem. If the heater needs to be replaced, we can provide you with names of vendors that some homeowners have used. Feel free to contact the on-site office.

Off-Site Homeowners

In an effort for the Association to control damage that may occur in units in which the homeowner uses as a vacation home, we would like to recommend that you advise the on-site office when you aren't using your unit for a one month period or longer. We would like to recommend that you take a look at the moisture alarms now available on the market. They are reasonably priced. In case of any water damage, it could save either the Association or a homeowner the cost of repairs. Currently, we estimate that the vacation homes are at 18% which is considerably high.

Also, check those **smoke detectors** if you plan on not visiting soon. We have calls from nearby neighbors who hear the smoke alarms but can't identify the unit. Sometimes it takes weeks before we can narrow it down and the on-site office has to make calls to homeowners requesting an inspection of the unit to identify the problem.

Lordon Management – On-line Access

Have you signed up for access to view your account for Surfside online? If not, take a few minutes today to sign up at www.lordonmanagement.com. Go to the right side where it shows owner portal and click in to register for the first time. You will be required to contact Lordon for a one time registration code for security purposes. From this site you can view your accounting history, view your bill online and elect to receive mailing from Lordon such as newsletters or informational packages via email notice online. In addition, you can also sign up to pay online (Union Bank processing online payments) and very soon you can do credit card payments also online. The site will continue to be updated with new features for our community members.

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

The sparsely-attended March Neighborhood Watch meeting hopefully meant that there were no major problems in our complex. Officer Roque Lopez did an excellent job with the crime report and with details in Port Hueneme and Ventura County as a whole. You all missed a good meeting.

Valerie Lameka (805) 986-2855 will be happy to answer inquiries.

Beautification Committee: Lynne Haile, lynnehaile1@gmail.com Lynn Santamaria, lscif95@aol.com

The quarterly planting event has been completed and was a success. Please visit the drought tolerant plant garden located adjacent to Building 5. This area previously consisted of patches of grass and dirt due to poor sunlight conditions. Now it is filled with plants that will flourish in that environment.

Rules and Regulations Committee: Ellis Faraci, Susan Bradley Pat Dileski – surfside3rulesandregs@aol.com

The committee is a few weeks or so away from completing the re- write of the Rules & Regulations. We will be sending a draft to the Board with a list of material changes and our recommendations. Thank you to all who have provided feedback and ideas. We really appreciate the input and your thoughts. Keep them coming! Our email address is surfside3rulesandregulations@aol.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 Property Manager's Office: 600 Sunfish Way, Port Hueneme, CA 93041

Phone: 805-488-8484

OFFICE OPEN:

Monday & Thursday – 8:00am-5:00pm

Friday – 8:30am-5:00pm

OFFICE CLOSED

Sunday, Tuesday, Wednesday, & Saturday

THERE WILL BE NO ON-SITE TELEPHONE SERVICE WHEN THE OFFICE IS CLOSED.

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

Carol Short, On-site Property Manager
Gabby Vignone, Asst. Property Manager

Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies -
818-707-0200 or 626-967-7921
Option 9, listen fully to msg

Donalea Bauer, Vice President, community manager

Email: donalea@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:

Ira Green - President ira.green@surfsideiii.com
Bill Betts - Vice -President bill.betts@surfsideiii.com
Alexander Urmersbach – Treasurer alex.urmertsbach@surfsideiii.com
Michael Madrigal - Secretary michael.madrigal@surfsideiii.com
Andy Santamaria – Director andres.santamaria@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Stefani Cordero, ext. 3339; escrow@lordonmanagement.com

All insurance and collections: April Webster, ext. 3337; april@lordonmanagement.com

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