



April 2006

SURFSIDE III NEWSLETTER



COA Business

Message from the Board

The Board will be making a proposal to the membership at the April open meeting on a special assessment to replace or significantly repair the following items:

- Replace all water lines.
- Replace all drain lines.
- Roofing tune up.
- Fascia and trim replacement.
- Elastomeric surface installation on buildings.
- Mold remediation.

This is less than what was proposed in November. There will be more detail at the open meeting on **April 26 at 7:00 PM**. Please try to attend. Voting ballots will be sent out after the meeting for owners to vote on the special assessment via regular mail. This meeting will be informational and the Board is intended to answer your questions.

Committee Briefs

Neighborhood Watch Committee (Teri Gibby, Chair)

Neighborhood Watch meetings are held the first Thursday of the month at 7 PM in the clubhouse. Our April 6th meeting was a "Walk Night". After a short meeting discussing local concerns, and the police report, we walked through the complex and made note of several missing or burned out light bulbs and safety hazards.

The next Neighborhood Watch meeting will be held on Thursday May 4th. Come join us. Meet your neighbors and help keep our community safe.



Newsletter/Communications Committee (Linda Kodman, Chair)

PLEASE RESPOND NO LATER THAN MAY 14! To complete online simply go to <http://www.kodman.com/ss3survey1.htm>, or email Linda@kodman.com and you will receive a link to simply click.



Owner Communications Survey: Enclosed in this month's newsletter is a survey of owners. If you are an owner, your input is vital, so please respond. If you are a renter, you will have an opportunity to respond soon. If owners have internet access, they are strongly encouraged to complete the survey using the online form.

Volunteers Wanted: We've got 4 volunteers from Building 6 – how about you other buildings? Or the town homes?

Landscape Committee (Terry Smith, Chair)



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.

Volunteers Wanted: Committee member to head our subcommittee regarding the patios and parking areas. Contact Terry if interested 805-648-5433/smithannterry@yahoo.com

Contact Information

Official Contact Information:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
www.surfsideiii.com
web_updates@surfsideiii.com

Our Board:

Bill Betts - President
Ira Green - Vice-president
Inna Giler - Treasurer
Karl Twyman - Secretary
Joe Dehorty - Director

Management Company:

Lordon Management
31416 Agoura Road, Ste 105
Westlake Village, Ca. 91361
800-729-5673 Ext. 2003 or 2006
818-707-0200 Ext. 2003 or 2006
E-mail: manager@surfsideiii.com

Calendar of Events

April 26: Board Meeting in the clubhouse starting at 7:00 pm

May 4: Neighborhood Watch Meeting, 7:00 pm, in the clubhouse

May 11: Landscape Committee Meeting, 4:00 pm, in the clubhouse

May 11: Newsletter/Communications Committee Meeting in the clubhouse at 7:00 pm

May 20-21: California Strawberry Festival; 10am-6:30pm; Strawberry Meadows of College Park; 3250 S. Rose Avenue, Oxnard; Toll Free: 888.288.9242; www.strawberry-fest.org

May 24: Board Meeting in the clubhouse at 7:00 pm

Community News

Liang Homes v. Parking Lot Update

The April 13th meeting was canceled because not all Commissioners were planning on being present. Ira Green is following the progress and sends regular updates to his email list. If you would like to be placed on his notification list, contact him at website_updates@surfsideiii.com.

Hueneme Drain Pump Station Reconstruction

Wondering about all the construction behind Buildings 5 and 6? It is a project of the Ventura County Watershed District and the project has a good cause: to clean storm runoff water and direct it to the ocean instead of flooding our property. They are making two key changes (1) increasing the pump capacity to handle more water and (2) installing a backup generator in case there is a power outage at the same time as a flood. They say that it was 45 % as of March and they will be constructing the electrical building next. The entire project completion date is now October 2006. We'll try to keep you posted.