



SURFSIDE III NEWSLETTER



May 2007

From the Board of Directors

2007 Strategies and Objectives

In late 2006, the Board developed and published some goals and objectives for 2007. Listed below are the goals and an update as to how we are doing in meeting them.

Overall Strategies:

Recapitalize the association and restore common elements.
Stabilize the operational budget.
Eliminate special assessments and fund capital replacement projects with capital reserve funds going forward.

2007 Goals:

Hire on-site office support person. *Interviews in process.*

Hire a property manager to handle all buildings and grounds issues. *Manager hired. See details below.*

Develop a security program that integrates the camera system, a parking control system, and security personnel walking patrol. *Bids in process.*

Reduce monthly dues by eliminating monthly pass-through billing of utility fees (water, sewer, trash). *Assessment of water meter installation in existing pipe system to be done later this year.*

Develop a plan for building and grounds architectural enhancement that combines the use of building color, landscaping, building lighting and architectural elements to create a building and grounds environment that minimizes the aged and institutional appearance of Surfside III. *Scope of work developed. Met with two architects.*

Conversion of records to digital format. *Met with document management company and developed plan for conversion of data.*

Record-keeping and data management to support operations and measure operational results. *Key objective of property manager.*

Develop buildings and grounds maintenance schedule based on daily, weekly, monthly needs. *Key objective of the property manager.*

Identify and make small repairs that if unattended create neighborhood deterioration. *Key objective of property manager.*

Establish priorities for capital replacement repairs. *Will be done by Board in May.*

Replace or restore drain and water systems in two condominium buildings in 2007. Selection to be based on the buildings with the worst incident rate. *One townhouse and six condos are under prototyping. Building 7 sewer main hydro-jetted. The sewer main in one unit was excavated to determine the condition and reason for backups. Significant blockage was found in the underground pipes.*

Restore all elevators. *Contractor selected for elevator mechanical restoration. Contractor bids in process for elevator*

tower restoration and weatherproofing.

Special Assessment Repair Status

After ten months of planning and prototyping we have found out a lot about the problems here at Surfside III. Most of the problems are the result of poor original construction. Mold issues in the townhouses are due to building envelope problems, not leaking pipes. Major leak points are listed below.

The trim board/stucco transition on the townhouses is a major source of water infiltration into the units.
Garage roof and stucco transition.
Chimney and stucco connection and transition.

Since the drain lines in the townhouses are plastic they are not a problem. The fresh water supply lines have occasional leaks but do not represent a significant expense to the association.

We are starting the prototyping of six condo units where all cast iron drain lines will be removed, catalogued, and sent for metallurgical testing to determine the cause of failure.

We hydro-jetted the sewer main under building 7 and found the following:

Although the line was hydro-jetted twice it is not completely clear. Hard packed material is encrusted on the interior of the pipe. Methods to remove this material are being explored.

The main is cast iron, not plastic as originally thought.

There was a large amount of debris, including dirt in the line.

It is possible that there are cracks or deteriorated sections in this cast iron main. We will be removing several sections of this underground main to determine its exact condition and causation of failure.

NEW PROPERTY MANAGER

Marcy Sherbok has accepted our offer to become our new property manager starting April 24th. Her resume and references are outstanding and Marcy will be coming to us to accept the challenge that working at Surfside III currently presents. While she will not be replacing the administrative and contact function that Jennifer Critchfield performs, she will replace functions that Linda Flores has performed and we will sorely miss Linda Flores, although we expect a 6 to 10 week overlap while Marcy learns our complex. Marcy will be handling all of the non-special assessment maintenance, preparing work orders and keeping status and communicating with the owners involved. In addition she will be walking the complex and handling the violation process including notices and follow-up. She will be getting bids for maintenance work and following up to make sure that everything is complete and done to the requirements in our bid requests. She will also be supervising our on-site staff. She will assist in working with our special assessment construction manager as required. This is a property manager position and not an on-site management position.

Special Message from the Editor

My wife and I will be away from May 31 through July 2 (mostly in Italy), so the timeline for the July Newsletter will have to be shifted slightly to accommodate. Here are the deadlines for the next three issues.

May 10 for the June newsletter
May 28 for the July newsletter
July 10 for the August newsletter

And a reminder: please send all submissions to me at dkessner@csun.edu. Please avoid any special formatting and use Arial 10-point font if you have it.

Thanks for your understanding, Dan Kessner

Committee Briefs

For more committee information visit <http://www.surfsideiii.com/docs/committee/committee.htm>

Please contact the committee chair to volunteer

Environmental Concerns Committee Chair: Kesa Ryono, 805-512-7199, kryono@hotmail.com

We are on a roll! We have helped to delay BHP Billiton Liquefied Natural Gas project and the Towers project across the street from SSIII! Thanks to all of the SSIII residents who have come out to the various hearings. You have made a difference. Please remember, we must remain vigilant, there are at least two other LNG companies waiting in the wings.

Still to come:

Ventura County Supervisor Kathy Long is requesting our presence and support for the proposed listing of the Halaco Engineering Company Facility on the National Priorities List (NPL) for Superfund selection at the Board of Supervisors meeting April 24, 2007. Supervisor Long will also be strongly urging the EPA to assign top priority to the complete removal of onsite hazardous substances. The Ventura County Board of Supervisors meeting is open to the public. If any of the the SSIII community would like to offer public comment either during the opening public comment section or on the Halaco Engineering Company site addition to the National Priorities List, your attendance at the April 24, 2007 Board meeting will be welcomed. The Halaco Engineering Company item will be heard by the Board on their regular agenda item #41 under Policy Matters. You can download a copy of the Agenda from the county website at: http://portal.countyofventura.org/portal/page_pageid=234.1&_dad=portal&_schema=PORTAL and click Agenda and Summary on the left side of the page. If you are unable to make it to the Board meeting you are encouraged to contact the other members of the Board of Supervisors to express your support by phone or email and to voice your support.

The Ventura County Board meeting:

What: Ventura County Board of Supervisors Meeting

When: Tuesday April 24, 2007 beginning @ 8:30am and goes until Agenda is complete

Where: Ventura County Government Center Administration Building, Board of Supervisors Room-800 South Victoria Blvd, Ventura, CA 93009

Item #41: Listed under Policy Matters: Recommendation of Supervisor Long to Approve and Authorize the filing of a comment letter supporting the EPA proposed listing of the former Halaco Engineering Company Facility as a Superfund Site

Public Comment: If anyone wants to speak about the item they must fill out a speaker card when they arrive to the Board meeting and present it to the clerk of the Board prior to the item being heard or in the beginning of the meeting for the general comment.

On March 7, 2007, the EPA filed for comment its proposal to add the former Halaco Engineering Company Site to the National Priorities List, General Superfund Section. Comments in response to the EPA's proposal are accepted for a 60-day period following filing. You may send comments to Lauren Bianchi, Administrative Assistant, Supervisor Long, 3rd District, Phone: 805-654-2276, Fax: 805-654-2226 Lauren.Bianchi@ventura.org

OWNERS' CORNER

My name is Susan Salehi. I am a self-employed attorney with an office at the Oxnard Harbor. I bought a unit at Surfside III in March 2004. The next two years of my life were a nightmare of discovering mold, suing the association twice, settling both claims, having most of my home torn down to the studs, and finally getting to rebuild my unit and have the home by the beach I had dreamed about for years.

It has not been easy. We have our share of board members that I personally believe are seriously incapable of handling the duties that go along with managing a 309 unit complex by the sea. It took a lot of work to start the movement to make changes in the future and we have a very long way to go.

But . . . this is a beautiful, largely undiscovered part of California that we should be happy and proud to share. The proposed hotel project would be right across the street from my unit. I welcome the business, revenue, and prosperity that this project will bring to Pt. Hueneme.

I cannot think of a single downside unless you are one of those people who blindly believe that they can stop the world from growing and changing around them - who think they can keep their heads firmly buried in the sand and believe that

everything will be ok. How sad for them. These are the kind of people who helped our complex get to the state of deterioration and financial insecurity that exist today without having the foresight or sense of responsibility to spend the time and effort to get involved.

This is a once in a lifetime opportunity for this kind of managed growth in our little town. I, for one, am very willing to do what I can to support this project. It can only lead to increased property values for all of us.

Susan Salehi

Were you aware that the Board of Directors will NOT notify you when a court judgment has been issued against the association? I received a court judgment against the association in January 2006 which was not disclosed to you. Do you as an owner approve of the Board of Directors hiding important information from you? I asked the board to disclose this important information to you but have never received a response.

Paul Lewow, CPA
Owner

Paul,

Per requirements of Cal. Civil Code article 1363.05, matters discussed in executive board sessions will be summarized by me @ the following open meeting session in the secretary's report. Names do not have to be mentioned.

I am unaware of litigation from January, 2006, as I was not on the board then, and cannot rationalize bringing up matters that old. You are addressing an issue w/ a president no longer sitting on the board.

But thank you for bringing an issue to my attention,

Karl Twyman, BOD Sec'y

Cases and judgments are public record. Please go to <http://www.ventura.courts.ca.gov/> and then click on "Civil Case Inquiry" and then continue. If you search civil cases by name "Lewow", I see no judgments from January 2006. You can also select "Small Claims & Probate Case Inquiry". Again you can search by name "Lewow". In this instance, you will find a small claims case judgment for Paul Lewow for mold remediation. Unfortunately as you search under either Lewow or Surfside III on this website you will discovered the litigious environment that your association is living in.

Ira Green, BOD Vice-president

Why Cumulative Vote?

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The purpose of a cumulative vote in associations is to insure that the minority person gets elected to the Board of Directors. That minority could consist of a minority in thinking, or a minority in popularity, or perhaps a minority in race or creed. It insures that there will be a well rounded point of view presented at Board meetings and through the democratic process with a majority vote on issues will arrive at decisions on the policies and procedures of the association. I was elected to the Board by a minority of homeowners. I serve and represent the minority. Is it fair to the minority not to be represented by some one they have chosen?

Do you really want some one to tell you how to use your votes?

The Board needs to stay focused on the most pressing issues right now of addressing the plumbing and elevator issues. Spending money to change one item in our CC&R's is not the best way we could be spending our money. There is an alternative for voting Board members in that, you, as a member, should consider...Consider having Board members serve 2 year staggered terms. Vote for 2 Board members in the even number years and vote for 3 Board members in odd years. That means that in the even years each homeowner would 2 cumulative votes and in the odd years each homeowner would have 3 cumulative votes. This system insures that there is continuity moving forward for the association.

Please consider your choice carefully.....Linda Kaplan

Contact Information

MAINTENANCE/RESIDENT SUPPORT (PHONE NUMBERS AND E-MAILS BELOW):

Contact 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 Direct Contact:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
<http://www.surfsideiii.com>
manager@surfsideiii.com

Management Company:

Lordon Property Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Jennifer M. Critchfield, assistant community manager

Email: jcritchfield@lordonmanagement.com

Phone: 800-729-5673 x 3380

Linda Flores, community manager

Email: manager@surfsideiii.com

Donalea Bauer, Vice President

Email: donaleabauer@lordonmanagement.com

Phone: 800-729-5673 x 3342

Our Board:

Bill Betts - President bill.betts@surfsideiii.com

Ira Green - Vice-president ira.green@surfsidediii.com

Wayne Matayoshi - Treasurer wayne.matayoshi@surfsideiii.com

Karl Twyman - Secretary karl.twyman@surfsideiii.com

Linda Kaplan - Director linda.kaplan@surfsideiii.com

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LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

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All escrow issues: Chelia, ext. 3339; chelia@lordonmanagement.com

All insurance, lien, and other legal matters: Carlos, ext. 3338; carlos@lordonmanagement.com

Your account, billing address, etc: Pam, ext. 3325; Pammarczinko@lordonmanagement.com