



SURFSIDE III NEWSLETTER



May 2008

FROM THE BOARD OF DIRECTORS

Popular Vote Amendment To The CC&Rs Count Delay Until July 19th

The Board, looking at a disappointing return of ballots, has voted to reschedule the meeting to count the ballots on Saturday, July 19th at 10:00 AM. Those that have not turned in their ballots will be mailed another copy and we urge all owners to send in their ballots. We need 75% to pass this initiative, so please vote. In addition, 25 unsigned ballots have been received. Those owners, who will be contacted, will have to come to the meeting to sign their ballots. If you receive a call informing you that your ballot was not signed and cannot make the meeting on July 19th, you could meet the parliamentarian in Panorama City, his office. If you desire to do this please e-mail Ira Green at ira.green@surfsideiii.com.

“Get To Know You” Owner Breakfast On Saturday, July 19th at 10:00 AM

During the ballot counting on Saturday, July 19th, Surfside III will host a "get to know you" breakfast starting right after the close of polls just after 10:00 AM. We will have a mid-year presentation on the state of the association and the status of major projects.

Special Assessment Repairs

Building 2 drain line and water line work is complete and the water lines have been epoxied. There are some punch list items involving sheetrock repairs to be completed in some units.

Building 3 drain line and water line work is complete and the water lines have been epoxied. Interior repairs are under way.

Building 7 drain line and water line work has begun.

Our objective this year is to replace the drain lines and epoxy the water lines in at least five condo buildings.

Since the repairs began the following has been accomplished.

Townhouse water lines have been epoxy lined.

All elevators have been mechanically renovated and the interiors replaced.

Two condo buildings have been completed (drain lines replaced, water lines epoxied)

Capital Reserves and Replacement

As of February, the association has \$400,000 in capital reserves funds. In 2008, the following projects will be completed.

Clubhouse roof replacement has commenced.

Clubhouse bathrooms – Two will be done this year and two in 2009. This will include replacing the drain lines and epoxy lining of the water lines. This work will not start until the clubhouse roof is finished.

Clubhouse fitness room - The floor will be replaced, and the room repainted. This will also be done after the clubhouse roof is replaced.

Exterior lighting - The Board has conceptually approved additional lighting for the complex based on recommendations from the Neighborhood Watch Committee. Research is being done to determine the best type of lighting.

Security camera system - In October, the Board approved \$40,000 for a new security camera system. Some owners and Board members became concerned about the cost. Board member Joe Dehorty is looking into companies that can provide us with some additional bids.

At the April meeting the Board approved \$1,500 for consulting fees with Facilities Advisors, Inc. to consult on capital replacement planning. The Board is working on a plan to finance long term capital replacement needs. More information will be provided on capital replacement planning in upcoming newsletters.

Tree Work

A major pruning is scheduled to start the end of April and will last approximately one month. Nearly every tree in the complex will be trimmed or pruned. This is being done to reduce the risk of damage claims from falling limbs, and to improve the health of the trees.

Committees

Kudos to Valerie Lameka and the Neighborhood Watch Committee for their effort at recruiting building captains. Also, the committee has provided some valuable input to the Board on lighting improvements.

More kudos to the Landscape Committee for their work on tree trimming prices. The Board has approved this, contract forms are being prepared.

Financial Notice

To accomplish all of the needed tree work in 2008, the Board decided to borrow \$20,000 from capital reserves to meet the \$35,000 cost. The 2008 budget has \$15,000 for tree removal. The Board decided to do all of the work in 2008. This will mean no tree work in 2009. A regular maintenance program will commence in 2010. The 2009 budget will contain a line item to repay the \$20,000 to capital reserves.

Rumors

The Board has heard of rumors being spread that the association is in financial difficulty, and that we have borrowed funds to pay monthly bills. Absolutely not true!

The association is paying all of its monthly bills using funds from the monthly dues. The funds coming in from the special assessment are being used for that purpose. The association will borrow funds in order to accelerate the special assessment repairs ahead of our cash flow. We may borrow up to \$3,000,000 in order to complete a majority of the drain line work this year. This is being done because it gives the association some economy of scale with the contractors, and reduces the need for emergency repairs to units when drain lines break or water lines leak.

The association is putting away almost \$40,000 into the capital reserve account each month. We are using these funds to do capital projects.

COMMITTEE BRIEFS

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

Please contact the committee chair to volunteer.

Popular Vote Committee - Skip Perry

CUMULATIVE TO POPULAR VOTE UPDATE

IF YOU HAVE NOT MAILED YOUR BALLOT, PLEASE DO SO ASAP AS A SECOND COPY WILL BE SENT TO THOSE WHO HAVE NOT RESPONDED.

The return of Ballots has not been as robust as hoped. Because of that, the counting of the ballots will be moved out to a later date. Hopefully there will be enough returned ballots by then.

THE FOLLOWING IS LENGTHY. PLEASE READ THE ENTIRE MESSAGE.

REMEMBER: WE HAD CUMULATIVE VOTING WHEN WE HAD BOARDS THAT DEPLETED OUR RESERVES, DEFERRED MAINTENANCE AND DID NOT INCREASE HOA FEES AS NEEDED. TO NAME A FEW THINGS, WHICH IS WHY WE GOT IN TO DIRE STRAITS. IT IS ONLY IN THE LAST FEW YEARS WHEN OWNERS GOT INVOLVED AND FORCED THE ELECTION OF BOARD MEMBERS THAT THE MAJORITY WANTED THAT WE HAVE MADE PROGRESS. MAKE IT EASIER TO CONTINUE TO MOVE FORWARD

As the weather has been nicer, and my back and leg have been feeling a little better, I have spent time walking. In the process, I have spoken to a lot of homeowners and heard some rather amazing things. Some of the things I am hearing are about the proposed change from cumulative to popular vote, and some about the condition of our community and financial condition. I wonder in amazement where these rumors start. I am hoping that the Board will address the issues about the association in general in this newsletter, and will schedule a proposed informal breakfast meeting with all Homeowners to have an open discussion of our association and the progress we are accomplishing.

As for the cumulative to popular vote change, I can address some of the issues here.

One owner stated that the change was so the Board could stay in power and FORCE another special assessment on us. As I recall, the OWNERS voted overwhelmingly to move forward with the last special assessment. They would also need to approve any future ones. It has nothing to do with Cumulative/Popular vote.

Another comment...we are taking away rights. We are not taking away rights. Owners still vote for the selection of Board members. Changing from Cumulative to Popular Vote just levels the playing field for ALL candidates.

Another comment, we are preventing the representation of minority opinion/special interests. Owners need to understand we are electing Board Members to do what is in the BEST INTEREST OF THE ASSOCIATION. Board members must balance the needs of ALL owners, along with legal requirements, which become more involved each year. In addition, they need to provide for the upkeep of our physical common area property, while also balancing our financial well being. Do we want Cumulative voting which allows the election of Board members that focus on special interest groups and opinions that are in the minority and not necessarily in the best interest of the association? NO. Do we want Board members that focus on popular opinion that is NOT in the best interest of the association? NO! We want Board members that will do what is in the BEST INTEREST OF THE ENTIRE ASSOCIATION. Popular Vote prevents special interest groups from electing their candidates. We currently have a Board that is making major progress in the improvement of our association. We all need to start attending Board meetings, getting involved and especially learning about the good things happening and stopping the silly rumors.

Just because we have Board members that were elected by a majority of owners does not mean that they all share the same opinion. Some have opinions very different than the other members. Come and hear the discussions and see that all do not vote the same. At the last meeting, there were several changes to proposed actions because owners spoke up, and not necessarily were their opinions the most popular in the audience. If you can bring up a different opinion and present a logical discussion, the Board will listen and change their initial plans.

Another comment was that what we are doing is illegal...nonsense. Pure nonsense. Letting the owners vote on this proposed change is not illegal.

The committee has been open about their desire. We have posted flyers, with phone numbers etc. We have put articles here in the newsletter with email addresses and phone numbers. Someone, who we will keep anonymous at this time, has been sending out mailings to homeowners with somewhat of a scare tactic, stating that we are taking away rights, we will not have a minority opinion expressed, etc. If someone feels that strongly about this matter, then they should be willing to state their name on these mailings, as I have put mine on the newsletter articles, etc. Don't hide in the shadows. Would this be a person you want on the Board?

In addition, one mailing went out with a return address of Surfside III HOA; Vote No Committee, implying that they were an official committee of the HOA. Not so folks. I would be concerned about getting this type of misleading

information.

The mailing also stated that the change was not budgeted by the Board. It was. Legal fees were budgeted to petition and defend the original proposed change. Since the direction we are taking is different, the funds have been appropriately re-directed for this matter. These are decisions that Boards must make all the time. No Board can predict with 100% accuracy the needs of an association this size. Adjustments during the year are good business, as long as the overall budget and financial health of the association are maintained. Individuals have to make adjustments in their personal budgets for one residence. Board members are doing it for 309 residences at SSIII.

The mailing states don't let the Board be distracted by this change, and concentrate on the special assessment. They are not distracted. The special assessment work is proceeding; significant progress is being made in the repair of our vastly ignored maintenance from previous Boards. It is well documented that those previous Boards did not properly fund our reserves. Our reserves are growing, and the owners are well aware of the physical maintenance challenges we face, which they were not informed of in the past.

Let's not go backwards. Vote for the change from Cumulative to Popular Vote. Get those Board Members that will act in the "Best Interest of the Association Elected."

Thank You,
Skip Perry
974 Lighthouse Way

P.S. During the Board sponsored breakfast, please attend and learn first hand.

Neighborhood Watch Committee - Val Lameka; 805-986-2855 or v.lameka@yahoo.com

Sr. Officer Ron Burns attended the 4-6-08 meeting, and explained why the "Gang Injunction" did not apply to the latest Port Hueneme gang-related shooting. It is apparent that this injunction is extremely limited in its application, and will not apply to out-of-the-area gangs. This means that an active Neighborhood Watch may be our only defense against these incidents. He also walked us through what will be needed to file criminal charges against those who continually cause property damage by forcing our entry gates open.

The next Neighborhood Watch meeting will be May 1, 2008 (first Thursday) at the clubhouse.

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 for submissions is the 10th of the month for the following month's issue.
Thanks, Dan Kessner, Editor

Also, many owners have expressed interest in seeing current Surfside III real estate listings. Sondra Briggs has offered her considerable expertise and experience in this area. You may contact her directly at: sondrabriggs@kw.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 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

Donalea Bauer, Vice President, community manager

Email: donaleabauer@lordonmanagement.com

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

Management Company:

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

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

Ira Rubinson - Treasurer ira.rubinson@surfsideiii.com

Karl Twyman - Secretary karl.twyman@surfsideiii.com

Joe Dehorty - Director joe.dehorty@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; patty@lordonmanagement.com

Your account, billing address, etc: Cara, ext. 3319; cwoellhof@lordonmanagement.com