



May 2011

# SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



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## FROM THE BOARD OF DIRECTORS

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### May Board Meeting and Executive Session Postponed One Week To May 21

In order to have a quorum for our May meeting, both the Open Board Meeting and the Executive Sessions have been moved to **Saturday, May 21**. The Open Board Meeting will begin promptly at 9:00 AM.

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## FROM THE ON-SITE OFFICE

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If you or your tenants experience any subtle change in the water flow from the showers, toilets making gurgling sounds, or intermittent running water, please advise the on-site office immediately. For those vacation home owners, we advise that when you come up for the weekend, please test all showers, sinks, and check your dishwasher. If you aren't comfortable or may not be sure with an existing situation, don't hesitate to contact the on-site office. We will check it out for you. If you've got a tenant, please pass this information on to them. It can become a very costly experience if a back-up occurs causing multiple unit damage. If it is caused by your fixture, you will be responsible for the expense of repair. Everyone should have this insurance which is less than \$200 per year.

If you are here just for weekends/vacations, please consider turning water to toilets and sinks off when you leave. It is just a quarter turn on the new valves.

The Hueneme Magazine was recently mailed to all owners/tenants at their on-site Surfside III address. You can find the Hueneme Magazine on the Internet. The URL is [http://www.ci.port-hueneme.ca.us/Recreation/Recreation\\_and\\_Community\\_Services.html](http://www.ci.port-hueneme.ca.us/Recreation/Recreation_and_Community_Services.html). The fourth link on the left hand side of this web page is "Hueneme Magazine 2010." The direct link to this download page is <http://www.ci.port-hueneme.ca.us/Recreation/HuenemeMag.pdf>. The Surfside III office also has some additional hardcopies of the Hueneme Magazine. This particular edition is full of important information regarding recycling, keeping track of your water usage, and Neighborhood Watch, along with summer programs for both adults and kids.

The following items cannot be disposed of in either the gray trash cart or blue recycling bin. However, here is where you can go to get rid of those items: Universal and Household Hazardous Waste (HHW) Collection and Disposal – can be recycled at Del Norte Transfer Station which is located at 111 So. Del Norte Blvd. (805) 278-8200. It's "free of charge." These items include common batteries, fluorescent tubes and bulbs, used motor oil, electronic devices such as televisions, printers, computers, cell phones, telephones, radios and microwaves.

The following hazardous waste items need to go to: Clean Harbors Environmental Services at 880 W. Verdulera St., Camarillo. (805) 987-0717. It too is "free of charge." These items include older thermostats, pilot light sensors which that contain mercury, oil based paint, thinners, electric space heaters with mercury switches, pesticides.

**THANK YOU IN ADVANCE FOR YOUR COOPERATION IN DISPOSING OF THESE ITEMS!!!!**

### Drips And Leaks

As a homeowner/tenant it is your responsibility to advise the on-site office of any drips or leaks in your townhome or condo unit. In the past, we've had some unfortunate experiences that might have been avoided. Don't hesitate to contact the on-site office of

ANYTHING UNUSUAL in your townhome/unit. We can come over, take a look at it and if you are a tenant, we can advise your Property Manager or homeowner. PLEASE CONSIDER TURNING OFF WATER TO TOILETS AND SINKS WHEN YOU PLAN TO BE GONE FOR A WEEKEND OR A VACATION. IT IS JUST A QUARTER TURN ON THE NEW VALVES. IF YOU DON'T KNOW HOW, JUST GIVE US A CALL AND WE WILL GLADLY SHOW YOU!!!

#### Patios And Balconies

With warmer weather upon us, you may be spending more time on your balcony/patio area. If you smoke, please be aware not to throw out cigarette butts on the common area. If you have cigarette butts in the ash tray, please remove the ash tray and take it inside. Thanks for your consideration!!



#### Lost And Found

If you've lost a set of keys, check with the on-site office. If you think that you've left some clothing, glasses, etc. behind in the Clubhouse Pool area, give us a call. We can be reached at (805) 488-8484.

#### Dumpster

THERE IS A VERY LARGE DUMPSTER THAT HAS BEEN FOLLOWING THE BUILDING ENVELOPE WORK. THIS DUMPSTER IS FOR THE EXCLUSIVE USE OF THE OLD RAILINGS. NO TRASH OR GARBAGE SHOULD BE THROWN IN IT. IF ANYONE IS FOUND DOING SO, THERE WILL BE A VIOLATION ISSUED.

IF YOU WISH TO GIVE AWAY A BBQ, COUCH, TABLE OR BOOK CASE, AND SINCE WE NO LONGER HAVE A BLUE DUMPSTER, GO TO <http://groups.freecycle.org/VenturaFreecycle/description>. IT IS A WEBSITE THAT MATCHES GIVERS WITH THOSE SEEKING ITEMS AND AT NO COST.

#### Carport

All numbered carport parking spaces are for the exclusive use of the owner, their guests, or lessees and by no other persons. If an unauthorized vehicle is parked in a carport space, they can be towed by the authorized person. For those authorized users of the carport, you can contact Payless Towing at (805) 485-4880. Be aware that if the owner of the vehicle parked in your carport moves their vehicle before the towing company arrives, it is your responsibility to contact Payless Towing and advise them in order to avoid a service call of \$50 when they arrive on-site. Payless Towing will always advise you in advance of this charge.

#### Barbeques

It's that time of the year again. For the newcomers to SSIII, open flame barbecues and smokers are prohibited on the patios for health and safety reasons. Gas or electric barbecues are acceptable. Please abide by the Rules. Residents' gas grills, open flame barbecues and smokers are acceptable in the common area Barbecue area.

#### Bicycles

All of the bike rooms have been cleaned and more space is available for homeowners/tenants for storage. If you have a bike on your patio/balcony, the on-site office can sell you a key for a one-time charge of \$20 for bike storage in your building. With the Building Envelope work scheduled to begin soon on the condo buildings, the bikes will need to be removed permanently. There are a handful of bikes which we see while making the rounds. Please stop by the office and pick up a key.

#### Recreational Areas

The basketball and exercise courts are available until 9 pm. At no time will skateboards, roller skates, bicycles, tricycles, big wheels or the like be allowed on these courts or in the grassy areas surrounding the recreational facilities. Any damage caused to the common area or landscaping will be subject to a fine and the cost of repairs will be billed to the owner.

If you see any children around the common areas playing with sticks, please advise the on-site office or remind the children the danger of harming their peers and causing potential injuries.

If you wish to use the recreational areas for any parties or events, please contact the on-site office in advance to reserve and to receive and hand-out of the Rules & Regulations.

IF YOU HAVE ANY QUESTIONS, PLEASE DON'T HESITATE TO CONTACT US AT (805) 488-8484.

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## COMMITTEE BRIEFS

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

Please contact the chair to volunteer.

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**Neighborhood Watch Committee:** Val Lameka; 805-986-2855; [v.lameka@yahoo.com](mailto:v.lameka@yahoo.com)

At a very well attended meeting we met Port Hueneme's new K-9 dog, and his partner, Officer Michel. The dog was extremely high energy, and we all gained an appreciation of the level of fitness required to handle him. He did a drug search for us. He is also used for searches at the port, schools, and random vehicle stops. After the dog left, Sr. Officer Bates gave us a tutorial on the use of Tasers, including those available for private purchase. He also covered the crime report. Surfside III was up this month due to some domestic disturbances and the recent auto vandalisms. One of the recent damages cost \$1,500 to repair. This amount makes the crime a felony and a serious matter even if the perpetrator is a juvenile. If we see juveniles roaming our complex late night/early morning we will call the police (986-6530), and we ask that all residents do the same. If you have renters, please pass this on to them. We have great kids that live here, and it would be a shame if one or two ruin it for all.

The next Neighborhood Watch meeting will be Thursday, May 5, at 7 pm in the clubhouse. Questions or reports to Val Lameka at [\(805\) 986-2855](tel:8059862855) please.

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## FROM THE EDITOR

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Please send all newsletter submissions to me at [dkessner@csun.edu](mailto:dkessner@csun.edu). Please avoid any special formatting and use Arial 10-point font if you have it. The deadline is the 20<sup>th</sup> 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](http://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 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](http://www.ci.port-hueneme.ca.us), then in the column at the far left, click on "Sign Up for E-News."

Dan Kessner

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## THE OWNERS' CORNER

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The Owners' Corner is a place in the newsletter for owners to voice their observations and suggestions about the association operations or make announcements about any Surfside III social event or activity. While the newsletter Editor and the Board do review these submissions, the opinions and content only represent the author and not the association. We will refuse and return to the author for re-writing any material that is not factual or is in bad taste or denigrates any individual. We are not perfect and apologize in advance if you find the content of anything in this section offensive.

The Surfside III Condominium Association ("association") is not responsible for the content and accuracy of any information provided by owners or third parties. The association and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

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From Skip Perry

Recently I took a walk over to the new townhomes that are being built on Industrial Avenue next to Surfside III. My purpose of this letter is not to compare the townhomes at that complex to SSIII, but to discuss a question I asked of the salesperson.

After viewing the models, you need to do the customary walk back thru the sales office to exit. In doing so, you get asked the typical "Do you have any questions?" My response was "yes, what are your HOA fees?" The salesperson politely replied \$297/month, but we expect them to go down when we complete all the construction" (Hmmm!) Anyway, I asked an additional question "What do your HOA fees cover?" Again I got a polite reply "the maintenance of the landscaping, the outside of the homes including the roofs, the entry gate (which by the way was rusting at the bottom), the outdoor pool, the Jacuzzi, the small clubhouse for meetings, and the two grills by the pool. (I think I got everything.)

So I then asked, "Does it cover water?" She replied no. I asked, "Does it cover sewage?" She replied no. I asked, "Does it cover trash?" She replied no. As I was walking home I got to thinking, and when I got home I called them back. I had a gentleman answer the phone, and I asked him "Who is responsible for your plumbing and electric in the wall...is it the owner or the association?" He replied, well if it is a builder issue, the association will have the builder fix it. So I said, you mean if it is within the warranty period, the builder will address it? He replied yes. I then said if it is outside the warranty period then the owner is responsible for it. Again, he replied yes.

Then I started to analyze some things. We at SSIII have the association pay the water, sewage and trash. The association itemizes that on your monthly bill at \$75.50. If you added that to the HOA fees at this new complex, they are now up to \$372.50 per month. Then I started thinking, they do not have an indoor pool or Jacuzzi, and their pool is much smaller and outside, they do not have a sauna, a gym, pool table, or ping pong table, playgrounds, open common area, basketball courts, a library, direct access to the beach, RV parking, a car wash area, swings, gym areas, basketball and volleyball courts, and very importantly an association that is responsible for plumbing and electric in the walls of your units. I would think that the additional insurance required to cover some of the infrastructure of your unit would be a few dollars per month. Also, the townhomes at this new complex only had a limited front patio area, no rear patio.

All of this is not to say that these new townhomes are not nice and that the asking price of \$327K for a 2 bedroom, 2.5 bath, 2 car garage 1219 sq. ft. unit is not worth it, but merely to say the \$449 HOA fees we pay is not that much higher than the \$372 month HOA fees they pay when you add in water etc., when you consider what we have in common area versus what the townhomes in this new complex will have according to their current plans. I only mention townhomes, because there are no condos in this new complex, and I want to compare apples to apples. It's hard to compare a condo with an ocean view to a townhome.

I often hear realtors and owners say that our HOA fees are too high. As owners we need to educate them on what our fees cover as opposed to other associations. We also need to educate them on all the amenities we have as compared to some other associations. Yes, when you compare what we pay to their adjusted fees, our fees are \$81 higher, but we do offer a lot of items that they do not have to offer.

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From Bob Banfill

Ready to give away that BBQ, couch, table, or book case and there is NO big blue dumpster?  
Try the web -- <http://groups.freecycle.org/VenturaFreecycle/description>

FREecycle (Ventura) on the web is a site that matches givers with those seeking items at no cost. And there is someone out there for almost anything you want to give away. All transactions are between individuals with no responsibility by SS III, the website or others. Always be careful before allowing others into your home. Make sure someone else is aware or available.

Yahoo offers water saving tips on when to wash different garments. Take a look and save SS III a bundle in water fees. It's your money and mine we send down the drain -- <http://shopping.yahoo.com/articles/yshoppingarticles/569/the-when-to-wash-it-handbook/>

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## CONTACT INFORMATION

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### 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](mailto: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](mailto:donaleabauer@lordonmanagement.com)

Phone: 800-729-5673 x 3342

**Jennifer M. Critchfield, assistant community manager**

Email: [jcritchfield@lordonmanagement.com](mailto:jcritchfield@lordonmanagement.com)

Phone: 800-729-5673 x 3380

**Our Board:**

Bill Betts - President [bill.betts@surfsideiii.com](mailto:bill.betts@surfsideiii.com)

Ira Green - Vice-president [ira.green@surfsideiii.com](mailto:ira.green@surfsideiii.com)

Skip Perry - Treasurer [skip.perry@surfsideiii.com](mailto:skip.perry@surfsideiii.com)

Michael Madrigal - Secretary [michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)

Bob Banfill - Director [bob.banfill@surfsideiii.com](mailto:bob.banfill@surfsideiii.com)

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS**

All escrow matters: Kasey Lane, ext. 3339; [klane@lordonmanagement.com](mailto:klane@lordonmanagement.com)

All insurance and collections: Mia Preciado, ext. 3337; [mpreciado@lordonmanagement.com](mailto:mpreciado@lordonmanagement.com)

Your account, billing address, etc: Liz Lopez, ext. 3319; [llopez@lordonmanagement.com](mailto:llopez@lordonmanagement.com)

Liens, legal issues: Donalea Bauer (see above)