



May 2012

**SURFSIDE III
e-NEWSLETTER**

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

Next Open Board Meeting on June 2

The next open Board meeting, followed by an Executive Session, will be held on Saturday, June 2, 2012, at 9:00 am in the Surfside III Clubhouse. There will be no meeting in May and the normal schedule will resume in July.

**Changes To The Rules & Regulations Adopted By The Board
At the Open Meeting Held On Saturday, April 14th, 2012
And Effective On That Date**

Two new rules were sent out for comment in the March, 2012 Newsletter. They provide more stringent requirements for the registration of new residents and impose requirements for the inspection of units between residents to make sure all common area elements and owner maintained elements are properly maintained. These new rules took effect as of April 14th and appear in the addendum of this newsletter and are also part of the document posted on the website.

Surfside III Contact With VCWPD For the J Street Drain Project

The Ventura County Supervisors certified the Final Environmental Impact Statement and authorized the J Street Drain Project at their meeting on March 27th. 17 people made presentations to the Supervisors, most of whom were from Surfside III. There were staff recommendations, including the direction to make extra effort to lessen visual impact. The Ventura County Watershed District (VCWPD) has requested a Surfside III contact so that they can assess and review the construction needs, impacts, and the visual impact, including compensation for a construction easement. This was discussed during the Open Board Meeting on Saturday, April 14, 2012, and Mike Madrigal, Surfside III Secretary and our liaison for construction, will be this contact. He will be assisted by two other Board members, Skip Perry, our Surfside III Treasurer, and Bob Banfill, Director at large. Marion Kelemen, chair of the J Street Drain Project Committee, was asked if she or any of her committee members would like to take an active role, and she declined, but requested that they be informed of all activities.

Since Mike, Skip, and Bob do have an in-depth knowledge of the project, and varying personal concerns, they will represent us all in this process. Please communicate your concerns to them once again so that we are assured that all contingencies are considered. Any agreements on behalf of Surfside III will be approved by the entire Board.

Surfside III Second Beautification Day

Over nine volunteers gathered at 9 am on April 21st, armed with a pickaxe, shovels, planting trowels, knee pads, gloves, trash pickers, garbage bags and trays of plants from patios and big box stores.

Over the next three hours Shirley, Skip, Michelle, Dexter, Bob, Marcel, Lynn, Sue and others picked up trash, dug holes, planted succulents, geraniums, alyssum and donations from Shirley, Michelle Lynn and the Home Depot garden department into areas

between Buildings 3 & 4, at the back picnic area, and in the greenbelt succulent garden.

Enjoy the new color and consider joining us in a couple of months when we again gather to spend a few hours cleaning and beautifying our home.

Proposed Changes to Rules and Regulations (MORE AGAIN)

The proposed changes to the Rules and Regulations included near the end of this issue are being submitted for a 30-day comment period, which is required by the Davis-Stirling Act, before the Board can adopt them. Please send Ira Green your comments at ira.green@surfsideiii.com. He will be assembling all the input regarding the Rules & Regulations modifications for the committee responsible for these changes and the Board. These changes involve the registration of pets and the behavior of the pets. They impose some very strict penalties which you will want to review. There are also new rules regarding unattended pets and speeding at Surfside III. Unless there are needed changes in response to the comments, they will be adopted by the Board at the open meeting on June 2, 2012.

Notice of New Laws Recently Enacted

Senior Officer Ryan Bates of the Port Hueneme Police Department, who serves and protects Surfside III, has provided a summary of some new laws. These appear at the very end of this issue, after the aforementioned proposed changes to our Rules and Regulations.

What We Get For Our Dues

The following is a comment about our dues that the Board has received from one of our owners, who is a CPA:

What you get for your dues:

Water...this normally runs about \$80 per month if you own a small house
Rubbish....this normally runs about \$34 per month if you own a house
Sewer....this normally runs about \$40 per month if you own a house. This charge can be found on most property tax bills
Fire/hazard insurance...this normally runs about \$50 per month for a very small house
Earthquake insurance....this is usually double the fire hazard at about \$100 per month for a small house
Gardener and landscaping.....this usually runs \$70 per month for a small yard
Pool and recreation facilities....this usually runs about \$70 per month for a pool man

That comes to \$444 plus there is a reserve for replacements!

What don't these people get!

Another owner commented:

Surfside III also has elevators in each of its 8 condo buildings which recently were redone. This is a huge plus for those of us who have reached our senior years.

FROM THE ONSITE OFFICE

Railing Schedule for Buildings 5, 6 ad 7

As a result of the recent work done on Building 4, a schedule for the balance of the work that needs to be completed on Buildings 5, 6 and 7 is shown below:

BUILDING 5: On or about the week of May 7th thru the end of June

BUILDING 6: On or about the week of July 2nd thru the end of August

BUILDING 7: On or about the week of Sept 3rd thru the end of October

Because of all the railing replacements, we estimate each building to take two months to complete. Therefore, since the exterior work on Buildings 5 and 6 is completed, you can **return your patio/balcony items**, and when the contractor begins railing replacement simply move it back from the railings for them to work. ***Now is the time to retrieve those items that you may have in the carports.***

Some of you asked why the scaffolding was removed before the railings were completed. The contractor does not need the scaffolding to do his work; rather he will use a step ladder and begin on the third floor and work his way down to the first floor. He will then do the stairwells and front decks. It is a very long process.

If you've got any questions, please let Carol Short know.

Thank you for your patience.

FROM THE MANAGEMENT COMPANY

Lordon Management has had the pleasure of working with the Surfside III community in an accounting and administrative capacity for several years.

As one of the leaders in the community association industry, Lordon Management continues to enhance our Association services by enhancing our programs and software to even better serve our clients.

One of our goals is to help facilitate payment of your association fees in a variety of ways, including check processing, lockbox services, ACH through Union Bank, and Epay, which many members are embracing as a "going green initiative." If you are interested in Epay it is available through our Owner Portal at www.lordonmanagement.com.

Lordon's Owner Portal will also be offering additional services such as online account review, online billing, online request forms and more. If you need assistance in setting up your account, please feel free to contact our office and speak with Liz Lopez at extension 3319.

We would love to hear your ideas and suggestions, as our management team incorporates many of these ideas into our new software and programs that are "on the drawing board." Thank you again for the continued opportunity to work with the Surfside III community and its members.

Lordon will be making a presentation of these services at the open Board meeting on June 2. So please come and learn how Epay works and how you can see your account on-line.

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

March was another good month of low police activity for Surfside III. Good job, everyone! In the City as a whole, the police made 659 service calls, including 54 arrests. Not to wish any ill to anyone, but, we were all glad that activity was outside our walls. Dumpster diving remains a concern. Sr. Officer Bates gave us the State Code number 7243, which states simply: "Unauthorized removal of

recyclable materials prohibited by State law." So, when you watchers call the police non-emergency number (986-6530) to report someone scrounging through the dumpsters, you can quote Code to the Dispatcher. Police Volunteer Delores Dyer reported on her efforts to facilitate Neighborhood Watches in surrounding associations. Results were slim. So, when you visit with friends outside our gates, be sure to share our good results and the interesting meetings we have. Feel free to bring in any of these neighbors as a guest.

The next Neighborhood Watch meeting will be Thursday, May 3, in the Clubhouse at 7:00 pm. Questions and reports to Valerie Lameka.

J Street Drain Project (JSPD) Committee: Marion Kelemen; (805) 986-0303; lighthousecrew@verizon.net

The following report of the March 27 hearing on the J Street Drain Project has been provided by Terry Smith, whose efforts are much appreciated by all of us at Surfside III.

I informed the Supervisors that the J Street Drain Project will remove 54 of our trees, and that the proposed mitigation of replacing them in a 1:1 ratio and installing 10'-12' vinyl screening would not reduce the impact below the level of significance.

I demonstrated this with rulers, showing the diameters of the trunks: a red gum tree with a 28" diameter trunk, 50 feet tall, with a spread of 38' would be replaced with a tree with a mere 6.5" trunk according to the FEIR. I also informed the Supervisors that in the Watershed District response to Patricia Dileski, they assumed that the replacement trees were 3' tall in their growth projections, so apparently that is the height of the replacement trees. It would take the red gum tree identified as #65 up to 16.7 years to grow to its present height. The 54 trees being removed currently serve to block the unsightly view of Oxnard Water Treatment Plant, and their removal will not be mitigated by planting little trees which will take years to grow back up again to shield the treatment plant. Furthermore 10'-12' vinyl screening will not shield the view of the treatment plant from the 2-story townhouses which overlook this area.

Supervisor Linda Parks addressed the Watershed District and said that little trees are not proper replacements, and they needed to provide proper replacements of trees to screen the water treatment plant. Then other members of the Board started trying to stipulate box sizes for the replacement trees. One Supervisor said that they could be forever debating box sizes and replacements. The Watershed District representative interjected that they were considering the value of the trees and would be meeting with SSIII about this. However you heard it, the Watershed District was instructed to do proper mitigation and replacements, and it was clear that replacing big trees with little ones was not proper mitigation for the visual impact of the project. In the 30 Minute Order, staff was directed to make extra effort to lessen visual impact. (I am sure the residents who have the view of the treatment plant would want landscaping that would screen the view rather than money. I likewise would want trees large enough to screen the treatment plant planted upon commencement of the project rather than money, as a view of the treatment plant will devalue all of our properties.)

I also expressed my concern to the Supervisors about SSIII being in a liquefaction zone, in which construction vibrations may cause damage to our property. Sure, they can patch the cracks, but that doesn't repair the liquefaction of the soil under our buildings. And monitoring subsidence doesn't relieve our concern, since when discovered, it is already too late as the damage is already done. But I don't think the Supervisors related to what I said.

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 is the 20th 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. 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, then in the column at the far left, click on "Sign Up for E-News."

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:

Mondays & Fridays – 8 am-12 noon

Wednesdays – 1-5 pm

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

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

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

Skip Perry - Treasurer skip.perry@surfsideiii.com

Michael Madrigal - Secretary michael.madrigal@surfsideiii.com

Bob Banfill - Director bob.banfill@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Nicole Castillo, ext. 3339; nicole@lordonmanagement.com

All insurance and collections: Mia Preciado, ext. 3337; mpreciado@lordonmanagement.com

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

Liens, legal issues: Donalea Bauer (see above)

Proposed Changes to the Rules and Regulations

The following proposed changes to the Rules and Regulations are being submitted for a 30-day comment period, which is required by the Davis-Stirling Act, before the Board can adopt them. Please send Ira Green your comments at ira.green@surfsideiii.com.

5. No pets shall be left unattended on balconies due to significant damage to walls and floors from urination and defecation, and complaints from nearby units about odors. Also, no pets shall be left unattended in any vehicle.

6. It is the responsibility of the owner of any dog to make sure that the dog is well-behaved, well-socialized, under control and on a leash. All pets must be licensed as well. If any dog is found to be a repeated danger [more than one reported incident] to residents or their pets by aggressive behavior [including lunging, snapping, attempting to bite, or biting] the animal needs to be removed from Surfside III within 3 days. If any dog causes actual physical injury to a resident or resident's pet, only one such incident shall be sufficient for the animal to be removed from Surfside III within 3 days.

Starting on July 1, 2012, no dog over 1 year old is allowed to reside in Surfside III unless it has been surgically altered, because this procedure significantly reduces aggression. (Females must be spayed and males must be neutered.) Also, no American Staffordshire Terriers (Pit Bulls), Dobermans and Rottweilers are allowed unless they are already registered in the On-Site Office and do not have a history of being a problem. These dogs will be "grandfathered" in as an exception.

Immediately after any reported aggressive incident, a Notice of Violation will be issued as follows: for the failure to remove the dog within 3 days of a repeated aggressive incident [more than one reported incident] or a single incident involving physical injury, a fine of \$500 will be imposed AND additional fines of \$500 for every subsequent 3-day period until the dog is removed.

All legal actions and/or settlements between pet owners, injured parties, and owners of injured pets shall be the sole responsibility of those involved and not the responsibility of the SSIII Condominium Owners Association.

7. ALL PETS must be registered at the On-Site Office. This must be done either at the time of initial registration of the owner upon move-in -- or, if the pet is obtained after initial move-in -- the animal must be registered within 10 (ten) days. Failure to register a pet as required will incur a fine of \$200.

VEHICLES (formerly PARKING)

10. The maximum speed limit within the complex is 10 miles per hour. Any violation of the maximum speed limits shall be cited as a Rules and Regulations violation if evidenced by either a Board member or On-site Property Manager. If the violator is a renter or guest, the Rules and Regulations violation will include the statement that they saw "unsafe driving" and/or "an exhibition of speed driving" and it will be sent to both the homeowner and tenant.

**Changes to the Rules and Regulations
Adopted By The Board At the Open Meeting
On Saturday, April 14th, 2012**

PART II RENTAL UNITS: REGISTRATION

5. Owners and/or their agents are responsible to register their tenants with the office/on-site manager and/or Property Management Corporation within five (5) working days after occupancy. They are also responsible to provide their tenants with a copy of the SSIII Rules and Regulations. [R&Rs are also on the "Surfsideiii.com" website] Acknowledgment of receipt of the Rules and Regulations by tenant is required on the Registration Form. Failure to complete these requirements within ten (10) days of occupancy will result in a \$500 fine which is in addition to the \$100 new tenant move-in fee assessed to the owner.

PART II CHANGE IN STATUS: NOTIFICATION AND INSPECTION

When a unit is vacated by a renter or sold, the owner must notify the On-Site Office within five (5) days. Management will schedule an inspection by a qualified person authorized by the Board before re-occupancy or 15 days before close of escrow. Any damage to the structural integrity or mechanical systems of the unit will be verified by a licensed contractor and repaired by Surfside III contractors. In the instance of structural and/or mechanical damage, the cost of inspection by the licensed contractor and the cost of all repairs required after verification will be billed back to the unit owner. Any cosmetic damage to the interior of the unit is the responsibility of the owner or the new owner.

If an owner fails to notify SSIII of a change in rental/ownership and/or fails to cooperate in scheduling the

required inspection, the owner shall be fined \$1000. If the owner fails to pay for the costs of inspection and repair of damage to the structural integrity or mechanical systems of the unit, any legal action that is required by SSIII to recover these expenses shall also be the responsibility of the owner or new owner.

NEW 2012 CALIFORNIA LAWS

Booster Seats

SB 949 strengthens California's child passenger restraint law by requiring children under the age of 8 (unless at least 4 feet, 9 inches tall) to be properly restrained in a booster seat in a vehicle's backseat. Previously, children up to age 6 or weighing less than 60 pounds were required to use booster seats

New Double White Line Law

AB 1105 prohibits vehicles from crossing double parallel solid white lines in California, except where expressly permitted.

DUI Checkpoint Vehicle Impounds

AB 353 prohibits law enforcement from impounding a vehicle at a sobriety checkpoint if the driver's only offense is not having a valid driver license. Police must also make a reasonable attempt to identify the registered owner of the vehicle in order to release the vehicle to the registered owner or to a licensed driver authorized by the registered owner

Drunk Driving

AB 520 allows a person convicted of alcohol-related reckless driving ("wet reckless") to apply for a restricted license early if he or she complies with specified requirements, including the installation of an ignition-interlock device.

Section 23579 has been added to the California Vehicle Code, which authorizes courts to revoke a driver's license for 10 years if a person is convicted of three or more DUIs. Motorists may apply for reinstatement of their license with the DMV after five years, if the driver installs an Ignition Interlock Device (IID) in their vehicle.

California Handgun Open Carry Law

Open-carry citizen handgun ban. Supported by cops who cannot tell whether openly carried weapons are loaded or not. Violators pay \$1,000 plus 6 months in jail (misdemeanor). Gun rights advocates vow to carry rifles and shotguns instead. Californians can still get permits for concealed weapons, though it is increasingly difficult.

California Gay Bullying Law (Seth's Law)

Gay Bullying Law

Combats bullying of gay and lesbian students in public schools by requiring school districts to have a uniform process for dealing with gay bullying complaints. Mandates that school personnel intervene if they witness gay bullying