



June 2011

# SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



---

## FROM THE BOARD OF DIRECTORS

---

### Uniformed Police Attend The Board Meeting

A threatening e-mail was received by the Board and was forwarded to the Port Hueneme Police Department. They took it seriously and had Sergeant Rick Perez and a companion present at the meeting. They are investigating the source of the e-mail.

Sergeant Rick Perez will be back again on June 11<sup>th</sup> to discuss a Crime Free Environment with us.

### Invitation to participate

If you believe that you can contribute and help with our renovation project, rather than just sitting back and being critical, please file a nomination form by 5:00 pm on August 19<sup>th</sup>. The nomination form is on the website, but is also on the last page of this newsletter. If you are an experienced CPA, for example, your accounting and forecasting could lead to more creative financing than we have been able to arrange with our advisors. So please don't be mad, just send in the nomination form.

### Special Assessment

The Board has put the planned special assessment on hold. The Board is looking at other options and will update this issue in the next newsletter.

---

## FROM THE ON-SITE OFFICE

---

-  
-

### Architectural Applications

When an owner/investor makes alterations, additions or modifications, an application for Architectural Modification must be filled out. There are standards on the website under "Committees/Architectural/Architectural Standards" for the following items:

1. Satellite Dish Installation
2. Condo Security Door and Screen Door Installation and Locks
3. Replacement Windows and Doors
4. Town Home Gate Locks
5. Patio Wrought Iron Gates (for first floor units)
6. Patio Blinds
7. Plumbing Repairs following Ace Duraflo upgrades

Over the past few years, a number of units' interiors have been upgraded, including floors, without advising the Architectural Committee. If a homeowner/investor wishes to replace flooring in the unit with either tile or hardwood floors, an Architectural Application is required to be filled out and forwarded to the SSIII on-site office, at which point the on-site office will advise which product can be used for the flooring alteration.

### **Disposal**

The old saying goes: "One man's trash is another man's treasure." Thanks to one of our tenants, we found more sources for those items of which you wish to dispose. It is Mars Major Appliance Recycling Center, 1497 Los Angeles Avenue, Ventura, CA [\(800\) 960-2125](tel:8009602125).

For a small fee they will pick up your appliance and haul it away ... washers, dryers, refrigerators and stoves are included.

<http://www.marsventura.com>. There is Goodwill Industries, 330 W. 6<sup>th</sup> Street [\(805\) 981-0130](tel:8059810130). For drop off locations call [\(805\) 981-0130](tel:8059810130). Others are Mission Bargain Center, 125 S. Harrison Avenue [\(805\) 487-1234](tel:8054871234), St. Vincent DePaul Thrift Store, 2467 Balboa Street [\(805\) 981-0760](tel:8059810760), and Foundation for Retarded Citizens, 2705 Saddle Avenue [\(805\) 485-6190](tel:8054856190).

### **Moving**

If you or your tenant is planning to move, please contact the Surfside III on-site office in advance. In order to prevent damage to the elevator walls, we will provide you with padding. Furthermore, in order to prevent major damage to the flooring, please use a dolly to move any furniture and large boxes rather than dragging those items along the ground and elevator floor.

Finally, please be considerate and use caution when handling the doors.

Thank you for your consideration in these matters.

---

## **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](mailto:v.lameka@yahoo.com)

Things were quiet in Surfside III the month before the meeting. In the surrounding community, thefts from unlocked vehicles continue. Also, vehicle vandalism (tires and paint damage) has been reported in other areas of Port Hueneme. Our Police Chief is working with CVS Pharmacy regional management to institute good practices in staffing and product display, which along with extra patrols will make that area of Hueneme Road safer. Beach Patrols continue, and a prolific graffiti tagger was apprehended in the park across the street.

The next meeting will be Thursday, June 9, at 7 pm in the Clubhouse. It is Maggie Federico's final meeting with us, so we are having a "farewell and good luck" potluck. Bring your appetite and a dish to share. If it is anything like our last potluck, it will be excellent.

Questions and reports go to Val Lameka (contact info above).

---

## FROM THE EDITOR

---

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

---

## 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

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@surfsidediii.com](mailto:ira.green@surfsidediii.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)

## Surfside III Owners' Association, Inc.

### **Candidate Nomination Form For Upcoming October 08, 2011 Election**

This form is provided for owners who wish to run for the Board of Directors. You may nominate yourself. If you nominate someone else, please make sure he/she is willing to serve. The Association will be verifying that nominees are willing to have their names placed on the ballot. Depending on the number of responses, we may or may not include a copy of this form but will provide a synopsis as an enclosure with the Secret Ballot and return envelope.

*The members will be voting on 5 open positions (1-year terms) on the Board of Directors.*

NAME OF NOMINEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

REASONS FOR YOUR NOMINATION: \_\_\_\_\_

GOALS FOR HOA: \_\_\_\_\_

This form must be received by the Association by mail or personal delivery by 5:00 pm on Friday, August 19, 2011 at the following address:

Surfside III Homeowners Association, Inc.  
c/o Donalea Bauer, Lordon Management Company  
1275 E. Center Court Drive  
Covina, CA 91724