



# SURFSIDE III NEWSLETTER



June 2008

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## FROM THE BOARD OF DIRECTORS

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### Homeowner Meeting

On Saturday July 19 a special homeowner meeting will be held. The purpose of this meeting is:

1. Count the ballots for the CC&R amendment on popular voting.
2. General update on operations and special assessment repairs.
3. Board proposal to the membership for financing needed capital replacement repairs. Don't panic, no special assessment is included in the plan.

The meeting will start at 10 AM and will be held in the clubhouse.

The Board is also holding an informal breakfast in the clubhouse on July 19 at 9 AM. This continental style breakfast is to allow owners to meet casually with Board members. Seating is informal and first come first served, so please RSVP to Carol at the Surfside office by email or [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com) or call 805-488-8484.

### Special Assessment Repairs

Building 2 drain line and water line work is complete and the water lines have been epoxy coated. 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 epoxy coated. Interior repairs are under way.

Building 7 drain line and water line work is complete and the water lines have been epoxy coated. Interior repairs are under way.

Our objective this year is to replace the drain lines and epoxy the water lines in at least five condo buildings. It is anticipated that construction will begin in Building 5 sometime in late July. A detailed construction schedule will be provided to the owners and residents in late June.

Since the repairs began the following has been accomplished:

- ① Townhouse water lines have been epoxy lined.
- ② All elevators have been mechanically renovated and the interiors replaced.
- ③ Drain line replacement and water line coating are complete in Buildings 2, 3 and 7.

## Hosing Off Decks

Please do not use water to clean your decks. It is believed water is damaging portions of the buildings. Later this year we will start some destructive testing on the condos and townhouses to determine leak points. In the meantime please broom sweep, or vacuum the balcony/patio areas.

## Capital Reserves and Replacement

As of April, the association has \$478,000 in capital reserves funds and we are *adding \$40,000 per month to reserves*. In 2008, the following projects will be completed.

**Clubhouse Roof** -- Clubhouse roof has been replaced with a 25-year warranty product.

**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. Work has commenced.

**Clubhouse fitness room** - The floor will be replaced and the room repainted.

**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.

In addition to the above projects, the items listed below are projects that need to be done.

**Architectural Update** – Conceptually this is to update the buildings and grounds. No cost estimate at this time.

**Outdoor drainage** – We are getting estimates for re-grading some areas and fixing the outdoor drain lines.

**Hot Water System** – We are upgrading boiler rooms and upgrading return lines to improve hot water flow.

**Building Envelope** – Replacement of rotted siding, trim, gutter replacement, stucco repair. Estimated at more than \$1,000,000.

**Painting** – Wood trim, railings, siding. Estimated based on bids from 2005 at \$600,000.

**Paving** – Complete repaving. \$340,000.

**Roofs** – Replace existing townhouse and condo roofs with 40-year-plus composite materials: \$1,855,000.

**Stucco Color Coating** – Paint or color coat stucco surfaces. \$300,000.

**Structural Repairs** – Building 7 balcony settlement corrections.

**Railings** – Replacement of railings that are not code compliant.

**Other Capital Items** – Utility room doors, electrical components etc. \$217,758. Ongoing.

How are we going to pay for this? Come to the homeowner update meeting on July 19, 2008. The Board will present options to owners. The options do not include a special assessment.

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## COMMITTEE BRIEFS

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

Please contact the committee chair to volunteer.

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

The Watch meeting was well attended, and we feel the addition of the "reminder banner" on the entry gate contributed greatly. After the crime report from our Beat 4 officer, there was a detailed and lively discussion of liability exposures that need to be presented to the next Board meeting in two weeks. Due to a graduation in Chicago, Valerie Lameka will be unable to attend the regular watch meeting on Thursday, June 5. However, since the Watch is a community, it will carry on. Valerie will call Officer Burns to attend.

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## 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 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](mailto:sondrabriggs@kw.com). She is no longer providing that information for the website.

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## 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  
600 Sunfish Way  
Port Hueneme, CA 93041  
<http://www.surfsideiii.com>  
[manager@surfsideiii.com](mailto: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

**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)  
Ira Rubinson - Treasurer [ira.rubinson@surfsideiii.com](mailto:ira.rubinson@surfsideiii.com)  
Karl Twyman - Secretary [karl.twyman@surfsideiii.com](mailto:karl.twyman@surfsideiii.com)  
Joe Dehorty - Director [joe.dehorty@surfsideiii.com](mailto:joe.dehorty@surfsideiii.com)

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS**

All escrow issues: Chelia, ext. 3339; [crubalcava@lordonmanagement.com](mailto:crubalcava@lordonmanagement.com)  
All insurance, lien, and other legal matters: Patty, ext. 3337; [patty@lordonmanagement.com](mailto:patty@lordonmanagement.com)  
Your account, billing address, etc: Cara, ext. 3319; [cwoellhof@lordonmanagement.com](mailto:cwoellhof@lordonmanagement.com)

California Highway Patrol

CONTACT: Fran Clader; (916) 657-7202

Media Relations Office: 2555 First Avenue, Sacramento, CA 95818

## Wireless Telephone Laws FAQs

Two new laws dealing with the use of wireless telephones while driving go into effect July 1, 2008. Below is a list of Frequently Asked Questions concerning these new laws.

Q: When do the new wireless telephone laws take effect?

A: The new laws take effect July 1, 2008

Q: What is the difference between the two laws?

A: The first prohibits all drivers from using a handheld wireless telephone while operating a motor vehicle. (Vehicle Code (VC) §23123). Motorists 18 and over may use a hands-free device. Drivers under the age of 18 may NOT use a wireless telephone or hands-free device while operating a motor vehicle (VC §23124).

Q: What if I need to use my telephone during an emergency, and I do not have a hands-free device?

A: The law allows a driver to use a wireless telephone to make emergency calls to a law enforcement agency, a medical provider, the fire department, or other emergency services agency.

Q: What are the fines if I'm convicted?

A: The base fine for the FIRST offense is \$20 and \$50 for subsequent convictions. According to the Uniform Bail and Penalty Schedule, with the addition of penalty assessments, a first offense is \$76 and a second offense is \$190.

Q: Will I receive a point on my driver's license if I'm convicted for a violation of the wireless telephone law?

A: NO. The violation is a reportable offense; however, DMV will not assign a violation point.

Q: Will the conviction appear on my driving record?

A: Yes, but the violation point will not be added.

Q: Will there be a grace period when motorists will only get a warning?

A: NO. The law becomes in effect on July 1, 2008. Whether a citation is issued is always at the discretion of the officer based upon his or her determination of the most appropriate remedy for the situation.

Q: Are passengers affected by this law?

A: No. This law only applies to the person driving a motor vehicle.

Q: Do these laws apply to out-of-state drivers whose home states do not have such laws?

A: Yes

Q: Can I be pulled over by a law enforcement officer for using my handheld wireless telephone?

A: YES. A law enforcement officer can pull you over just for this infraction.

Q: What if my phone has a push-to-talk feature, can I use that?

A: No. The law does provide an exception for those operating a commercial motor truck or truck tractor (excluding pickups), implements of husbandry, farm vehicle or tow truck, to use a two-way radio operated by a "push-to-talk" feature.

Q: What other exceptions are there?

A: Operators of an authorized emergency vehicle during the course of employment are exempt as are those motorists operating a vehicle on private property

#### DRIVERS 18 AND OVER

Drivers 18 and over will be allowed to use a hands-free device to talk on their wireless telephone while driving. The following FAQs apply to those motorists 18 and over.

Q: Does the new "hands-free" law prohibit you from dialing a wireless telephone while driving or just talking on it?

A: The new law does not prohibit dialing, but drivers are strongly urged not to dial while driving.

Q: Will it be legal to use a Blue Tooth or other earpiece?

A: Yes, however you cannot have BOTH ears covered.

Q: Does the new hands-free law allow you to use the speaker phone function of your wireless telephone while driving?

A: Yes.

Q: Does the new "hands-free" law allow drivers 18 and over to text page while driving?

A: The law does not specifically prohibit that, but an officer can pull over and issue a citation to a driver of any age if, in the officer's opinion, the driver was distracted and not operating the vehicle safely. Text paging while driving is unsafe at any speed and is strongly discouraged. DRIVERS UNDER 18

Q: Am I allowed to use my wireless telephone hands free?

A: NO. Drivers under the age of 18 may not use a wireless telephone, pager, laptop or any other electronic communication or mobile services device to speak or text while driving in any manner, even hands free. EXCEPTION: Permitted in emergency situations to call police, fire or medical authorities. (VC §23124).

Q: Why is the law stricter for provisional drivers?

A: Statistics show that teen drivers are more likely than older drivers to be involved in crashes because they lack driving experience and tend to take greater risks. Teen drivers are vulnerable to driving distractions such as talking with passengers, eating or drinking, and talking or texting on wireless phones, which increase the chance of getting involved in serious vehicle crashes.

Q: Can my parents give me permission to allow me to use my wireless telephone while driving?

A: NO. The only exception is an emergency situation that requires you to call a law enforcement agency, a health care provider, the fire department or other emergency agency entity.

Q: Does the law apply to me if I'm an emancipated minor?

A: Yes. The restriction applies to all licensed drivers who are under the age of 18.

Q: If I have my parent(s) or someone age 25 years or older in the car with me, may I use my wireless telephone while driving?

A: NO. You may only use your wireless telephone in an emergency situation.

Q: Will the restriction appear on my provisional license?

A: No

Q: May I use the hands-free feature while driving if my car has the feature built in?

A: NO. The law prohibits anyone under the age of 18 from using any type of wireless device while driving, except in an emergency situation.

Q: Can a law enforcement officer stop me for using my hands-free device while driving?

A: No. For drivers under the age of 18, this is considered a SECONDARY violation meaning that a law enforcement officer may cite you for using a hands-free wireless phone if you were pulled over for another violation. However, the prohibition against using a handheld wireless telephone while driving is a PRIMARY violation for which a law enforcement officer can pull you over.