



July 2011

SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

Special assessment

There will be no special assessment this year. There will likely be one in 2012. It is expected to be \$1,200 per unit, payable over the 12 months of 2012. This will be used to replace funds lost due to high delinquencies since 2008.

In October 2010, our delinquencies were at \$310,000; they are now at \$260,000 and holding steady, for now. We will attempt to collect these funds through the rest of 2011. What remains in the beginning of 2012 will be covered by a special assessment.

The high level of delinquencies has resulted in the association not being able to meet its capital reserve requirements. We are currently holding five checks that should be deposited into the reserve fund; because of the delinquencies, the checking account does not have enough cash to cover the checks.

Unit Owner Insurance

Surfside III will only file claims for infrastructure failures in the common area. The common area and our responsibility for maintaining the common area is defined in our CC&Rs. Failures to fixtures such as ice makers, water purifiers, toilets, sinks, and washing machines are the residents' responsibility and each owner is strongly advised to carry their own insurance. If there is NO owner insurance for their fixtures and the common area is damaged, we will repair to the point to ensure fire proofing capability only, which will mean sheetrocking without finishing that area. The owners will be billed back for these repairs. In addition the association will not be responsible for any owner items, even the covering on the dry wall. The association insurance has a deductible of \$10,000. For issues where a common area element causes damage to a unit, the Board will decide whether to pay for the repairs or file an insurance claim, which will depend on its cost and who is responsible for the damage. Recently, two owners found this out the hard way. Floods caused by their tenants resulted in repair assessments totaling \$26,000. One of the owners has paid for the damage and if the other bill isn't paid within 30 days, our collection attorney will commence legal collection action. The best advice is to get insurance, especially if you rent your unit. If you choose not to have insurance, all repair expenses including after hours emergency response and mold remediation services will be your responsibility, if the damage is caused by an item that is the owner's responsibility. There may also be fines.

Building Envelope Punch List Items

With the size and amount of work that is being done with the envelope work, we are asking for your help and assistance in what we call "punch list items." As the work is being completed on your building/unit, please contact the on-site office with any items that you feel may have been missed by the contractors and need to be addressed. These items are typically paint touch up, re-attaching cables, re-attaching light fixtures or replacing broken fixtures, removing some debris, etc.

The contractors are trying to do a walk thru as they are completing a building to make certain all items are addressed, but again, with a project this size, things can get missed, and your help is appreciated. Only submit your punch list to the on-site office as your building is nearing completion. Let's give the contractors a chance to do their job first. The on-site staff will co-ordinate with the Board and the contractors.

In addition, we hold what we call retention money, funds that are not paid till all items are completed. We need to start releasing some of this money for buildings that were completed. So, ALL units in Building 8 and all townhomes, please submit your punch list immediately. Of course, do not submit the wrought iron work for the townhomes. We are aware of the need to complete that, and are working with a

contractor to do so. We want to avoid the cost and inconvenience of having to have them come back at a later date.

We appreciate your help and thank you in advance for it.

FROM THE ON-SITE OFFICE

Condo Heaters

Over the past several months, there have been a few homeowners who have contacted the office requesting vendor information for inspections of their heaters. In two cases, it was reported back to the Surfside III on-site office that the heaters did have a slow leak, burned wires, and other work which needed to be done. It was recommended by the vendor that if the heaters are 30 years or older they most likely would need to be replaced. We are requesting that homeowners pay particular attention to this matter and consider an inspection of their heaters during the summer months when the heating/cooling business is slower than the norm. It is inevitable that the older the heaters are, the more dangerous they become. Please consider a "Safety Inspection." The Gas Company will make one trip at no charge to assess the heater and determine if it needs repaired or replaced.

Water Issues

Water alarms are cheap and a good way to help alert your neighbors should there be a water loss in your unit while you're away. Quick response to floods is a great way to hedge against costly remediation bills. Please contact Scott Walker in the office for more details. It's a good idea to have a family or friend check on your place regularly when you're away. If there were to be a loss, the sooner anyone knows about it, the better. If you are going to be away from the unit for an extended time ... a few days or longer ... turn water valves off under the sinks, toilets and washers ... only a quarter turn with new valves.

The office advises against using garbage disposals at all. Food items should be placed in garbage cans to reduce the potential for discarded food being the cause of flooding. If disposals are to be used, then use them only for small scraps off the plate. Discard as much as possible in the trash. Best way to use: run water > turn on disposal > feed small amounts at a time > let the water continue to run to ensure food waste is flushed out of the line. NEVER POUR FOOD INTO THE DISPOSAL AND JUST TURN IT ON.

Only waste (bowel movements), urine and toilet paper should be flushed down the toilet. Consider single ply toilet tissue doubled over as it dissolves better than multi-ply. Anything else should be discarded in the trash. NO Q-tips, cotton balls, dental floss, cleaning wipes, paper towels, sanitary napkins, cat litter etc. IF IT DOESN'T DISOLVE IN WATER EASILY, THEN THROW IT IN THE TRASH, EVEN IF THE PACKAGE SAYS FLUSHABLE.

Do not leave washing machines or dishwashers running while an owner or tenant is not in the unit or area of the machine. It is also not a good idea to leave sinks or tub full of water when not in the unit.

Stopped-up drains, slow drains, drains making funny noises or acting out of the ordinary should be reported immediately to the office. Check with the office before using any drain cleaning chemicals. Different chemicals mixed together between two or more units can cause damage or have deadly results.

Power Outages

Many homeowners contact the Surfside III on-site office when a power outage occurs. Keep in mind that the on-site office cannot respond because the telephone on our land line requires power to work. To make it easy for you, simply contact Southern California Edison at [\(800\) 655-4555](tel:8006554555) and follow the prompts. They will give you any updates on the power outage.

Tax Relief from Mortgage Forgiveness

Usually, when a homeowner receives "mortgage forgiveness," either through mortgage restructuring or foreclosure, the proceeds from the forgiven debt are considered taxable income by the Internal Revenue Service. However, according to the [Mortgage Forgiveness Debt Relief Act of 2007](#), homeowners who have had their mortgages reduced, restructured or eliminated altogether during the period from 2007 through 2012 may be able to exclude the proceeds from the forgiven debt—up to \$1 million per person or \$2 million per married couple—from their taxable income.

There are some restrictions, however. The proceeds must be used for the purchase, construction or substantial improvement of the homeowner's principal residence and must be secured by that residence. Proceeds from debt forgiveness on second homes, rental property or businesses do not qualify for this tax exemption. Also, proceeds used to pay off credit cards or other similar types of loans do

not qualify.

If your debt is reduced or eliminated, make sure you receive Form 1099-C, Cancellation of Debt, from your lender. For additional details, see [Ten Facts for Mortgage Debt Forgiveness](http://www.irs.gov/) at <http://www.irs.gov/>.

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

The June meeting-and-potluck was excellent. We will all miss Maggie Federico, but will see her at other neighborhood events in the future. The police calls for May increased, but were mostly noise related. Fines will be levied when the Police respond to these calls. Two other tips for the summer season:

- When calling the police to report suspicious activity ([805-986-6530](tel:805-986-6530)), write down the exact time of the activity so the office can check our cameras for added information the police can use. Be sure to let the office know!
- Know where your children, grandchildren and older teens are. Observe the City's curfew, which also applies inside our gates. The parks and beach can be dangerous at night. And, just because we have gates, and we report suspicious activity to the police, we cannot guarantee that everyone inside our complex lives here or has our best interests at heart.

The next Neighborhood Watch meeting will be Thursday, July 7, at 7pm in the Clubhouse. Questions or reports: Valerie Lameka.

Vacation Check Request

The Port Hueneme Police Department wants to assist you in protecting your residence while you are away on vacation. Toward that goal, they offer a service to the residents of Port Hueneme, which involves their Police Officers periodically conducting a physical check of your residence while you are away on vacation.

If you are requesting a vacation check, you have the option of completing the form on the Police Department website and delivering or faxing it to the Port Hueneme Police Department at 805-488-2633. You can also contact Dispatch at 805-986-6530 to request a vacation check. Upon the start of your vacation, Officers, as time allows, will check your residence and note the time of their inspection on your Request form. After your return date, a copy of your Vacation Request form, showing the times of the inspections, will be mailed to you at your residence.

Port Hueneme Police Department website:

http://www.ci.port-hueneme.ca.us/Police_Department/Port_Hueneme_Police_Department.html

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."

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
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
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: Kasey Lane, ext. 3339; klane@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)

Oxnard's South Shore project approved

By [Shane Cohn](#) 06/16/2011

Oxnard City Council began a meeting on Tuesday, June 14, that would determine the fate of the South Shore project, a plan to build approximately 1,500 homes on 322 acres of agricultural land adjacent to Ormond Beach, just north of Hueneme Road.

Early Wednesday morning, just after the bars closed and while most were getting their beauty sleep, the Council finally voted 3-2 in favor of the project.

Mayor Tom Holden, along with Council members Irene Pinkard and Bryan MacDonald voted in favor of the project, Tim Flynn and Carmen Ramirez against it.

Holden stated that the city needed to take a chance on the South Shore project in order to stimulate the economy. The project, which would also designate acreage for an elementary school, parks, lakes and open space, has been a point of contention during recent months, with tension increasing after the Planning Commission voted 4-3 in favor of the project in April.

Environmental and political affiliates united in denouncing the project. Ventura County Democrats, Assembly member Das Williams (35th District), Environmental Defense Center, Sierra Club, Saviers Road Design Team and Ormond Beach Observers have been vocal about the project flooding the city's saturated housing market, threatening the Ormond Beach habitat, risking jobs and missions of Naval Base Ventura County and thwarting the efforts to revitalize Downtown Oxnard.

Additionally, some say that approving such a massive project without a completed 2030 General Plan didn't make sense.

"The city needs to adopt a 2030 plan before approving any EIR, specific plans or other outstanding projects — until we have a defined vision for the build-out of our city," said Edward Castillo, chairman of the Inter-Neighborhood Council Forum. "To proceed without that in place is not good planning practice."

But those in favor, such as the League of United Latin American Citizens (LULAC), have said the opposition's findings are false and misrepresented.

"Twenty-five million dollars will be spent by South Shore households every year," explained Maria Elena Cruz, member, LULAC District Board, in a written statement. "And while the project is being built, it will create 3,400 construction jobs in addition to 270 other jobs citywide, 80 commercial jobs on site and 197 jobs at home."

Additionally, Cruz discredited the claim that Ormond Beach would be threatened, saying that because the project would pay for a wildlife patrol officer and that "homeowners are better caretakers of property and resources than residents not invested in the area."

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