



July 2012

SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

J Street Drain Meeting With The VCWPD And The Architectural Design Team

Kirk Norman, Angela Bonfiglio Allen, Chuck Alvarez and the architectural design team will be at our open meeting at 9:00 am on Saturday, July 14th. They will be discussing their first impressions after our kick-off meetings with the architectural design team and the planning and development process for the J Street Drain project. There will be a question and answer session after their presentation. One of the concerns that is expected to be discussed in detail is the replacement of our screening trees along our boundary facing the water treatment plant. We are worried that the reduced valuation of these trees due to their age and condition will not provide enough funds for a satisfactory replacement of our screening. We are also concerned with possible damage to the adjacent buildings from the pile drivers and jack hammers that will be used. While the current flooding and mosquito problems have been discussed before, their mediation is sure to be an additional topic of discussion.

All owners affected should attend this meeting to get the latest information on this project.

As a courtesy to us, as requested, the agenda from the VCWPD in advance of the meeting has been sent to us and appears below. Thanks to Angela Bonfiglio Allen for providing the agenda below:

Surfside III Landscape Design Contract Process Overview Surfside III Board Meeting: July 14, 2012

1. Introduction of Ventura County Watershed Protection District, Public Works Agency Real Estate Services, and Jordan, Gilbert & Bain Staff (SSIII Board)
2. Short J Street Drain Project History (VCWPD)
 - a. Project Purpose and Brief Description
 - b. Construction Impacts: Removal of Landscaping
 - c. Final EIR Mitigation for Loss of Screening
 - “VIS-2: Any tree or large shrub removed from the Surfside III property during construction would be replaced at a 1:1 ratio.”
 - “VIS-4: Prior to construction a 10- to 12-foot-tall fence with green vinyl screening will be installed along the portion of the District and Oxnard Wastewater Treatment Plant property line that is not currently fenced.”
 - d. March 27, 2012 Ventura County Board of Supervisors FEIR Certification and Project Approval “Directs staff to make extra efforts to lessen visual impacts.”
3. Landscape Architect Contract (VCWPD)
 - a. First Step Toward Addressing Board of Supervisors Directive
 - b. JGB Selected by Joint SSIII-VCWPD Panel
 - c. Scope of Work Reviewed and Modified by SSIII and VCWPD
 - d. Contract in Effect as of June 18, 2012
4. Landscape Design Process (JGB)
 - a. Several Opportunities for SSIII Participation, Review, and Comment (Completed to Date: July 13, 2012 Kick-Off Meeting with SSIII Board)
 - b. Site and Project Information Gathering (Current Phase)
 - c. Preliminary Plan Phase

- d. Design Development Phase
- e. Construction Document Phase
- f. Bid Process
- g. Construction Administration
5. Questions, Answers, Suggestions, Concerns (SSIII Board and Community)

J Street Drain Committee

The J Street Drain Committee has asked to be terminated. Over the last six months the committee has become frustrated with the Board over some of the issues regarding the drain expansion.

The Board's policy is to negotiate an equitable solution with the Ventura County Watershed Protection District (VCWPD). A majority of Board members feel the committee actions and requests would push the association and the VCWPD toward litigation.

The Board has been advised by counsel that the best solution to the association's concerns is to negotiate with the VCWPD on the following issues.

1. Use of common area for a work easement.
2. Landscaping and loss of mature shade and screening trees along the canal near buildings 6, 7 and Lighthouse Way.
3. Controls and monitoring for building damage from pile driving activity during construction.
4. Recovery of legal expense incurred by the association for responses to two draft environmental impact reports.

While the Board intends to negotiate a solution the VCWPD, we aren't naïve and will prepare in the event negotiations are not successful. The Board is doing the following to prepare for the worst case scenario.

1. Bids from licensed consulting arborists for alternative tree appraisals are underway.
2. Bids for real estate property appraisal from firms specializing in government land use easements will be readied.
3. Special legal counsel or a negotiator is being sought to assist in negotiations with the VCWPD.
4. Before photographs will be taken of the views from the building 6 and 7 walkways and balconies, and the Lighthouse townhouse first and second floor perspectives. We will also seek a report of the condition of the buildings along the work site by a professional that will stand up in court.

A walk through is being scheduled for mid July with the landscape architect retained by VCWPD. Survey information gathered by the J Street Drain Committee on resident preferences will be provided to the architect for use in creation of the landscape plan. Mike Madrigal will be inviting two owners to join the walk through.

The Board's interface team of Bob Banfill, Skip Perry and Mike Madrigal will remain in touch with the VCWPD staff during this process.

VCWPD staff will attend the July open meeting to discuss the process and answer owner questions on the drain expansion project.

Once the landscape architect prepares the first plan draft it will be shared with the community at an open meeting.

Change To The Rules & Regulations Adopted By The Board At the Open Meeting Held On Saturday, June 02nd, 2012 And Effective On That Date

Four new rules were sent out for comment in the May, 2012 Newsletter. Three of these rules involved registration, behavior, and unattended pets. These three rules were NOT adopted and Director Bob Banfill will be working with several owners to be sure that the wording accomplishes our goals. The remaining rule took effect as of June 02nd and appears below and is also part of the document posted on the website.

The new rule is in the VEHICLES section, which was formerly entitled PARKING and is as follows:

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.

Proposed Change to Rules and Regulations

The proposed change to the Rules and Regulations included below is being submitted for a 30-day comment period, which is required by the Davis-Stirling Act, before the Board can adopt it. 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. This change removes the charge for parking of oversize vehicles. This change will be discussed at the open meeting on July 14. Unless there are needed changes in response to the comments, it will be adopted by the Board at the open meeting on July 14, 2012. This fee deletion came out of a request from an affected owner that was handled during the executive session following the last open meeting.

1. Large vehicles [larger than 229 inches long or 80 inches wide] **or** any open-bed vehicles that are consistently over-loaded [beyond the edge(s) of the bed] with goods or materials, may NOT be parked anywhere within the Surfside III complex except in the designated "oversize" Parking Spaces near the RV Parking Area. The spaces are designated by signs (which we need to install).

Residents in townhomes with adequate driveway space may park larger vehicles and RVs, but not overloaded vehicles or large vehicles with permanently painted commercial signs. The measurement is from the front bumper, guard, or similar to the back bumper, trailer hitch or any other temporary or permanently affixed object and must not be larger than 229 inches long or 80 inches wide.

Both Oversize Spaces and RV areas require a reservation. A payment of monthly fee of \$75, which applies only to RVs, will be charged for the RV space.

Owners will be fined \$200 for each instance of a parking violation by their owner's, renter's or guest's vehicles parked anywhere but in their assigned place or in an adequate townhome driveway. Short-term (active) loading or unloading activities will not be cited.

Car Wash For One Car At A Time

Some homeowners have suggested that the car wash can accommodate two cars at a time. Because of overspray issues and more importantly water that escapes from the car wash and runs down the street, please note that only one car at a time can use the car wash. Remember it was a city mandate that we stop the water from our car wash from running out to the street. The car wash was only designed for one car at a time. Sorry.

FROM THE ON-SITE OFFICE

Emergency Preparedness

In an effort to better prepare everyone at Surfside III for any emergencies, we are looking for volunteers who would like to participate in an Emergency Preparedness Committee. There are a number of websites available that are helpful in getting you started. They include suggestions for kits, supplies, tips, communication, safety and many more issues.

And so, if you experience extreme weather conditions or an earthquake, you will be prepared to make arrangements for a safe departure from the property.

If you wish to volunteer, contact either Bob Banfill at surfsideiibob@yahoo.com or Carol Short at carol.short@surfsideiii.com.

Alternative Gates To Main Entrance and Exit Gates

If the main exit gate fails, please note that there is a Seawind Way exit gate. The Seawind Way exit gate is on Seawind Way, across from the townhomes and leads to Industrial Way. After exiting, take a left which will take you to Surfside Drive. Pull up close to the gate just as you do to exit to Surfside Drive at the main exit gate.

If the main entrance gate fails please note that there is an alternate or second entrance. The second or alternate Surfside III entrance is a long driveway adjacent to the south side of the Townhomes and parallels Sea Wind Way. It does NOT have a visitor dial pad but does use the same remote and key tabs used on the front gate. When open, the entrance places you on the north end of Lighthouse Way.

FROM THE MANAGEMENT COMPANY

Lordon Management – New Services for our Members

We would like to thank the members who attended the June Board meeting and observed our presentation on the new Lordon Owner Portal System.

If you would like to view your billing account on-line or set up to pay your account billing electronically, please set up an account with Lordon on our portal.

It's easy – simply go to Lordon's website at <http://www.lordonmanagement.com> and enter the owner portal. Go to



<http://www.lordonmanagement.com>, click on **Homeowner Portal** on the right side of the page. Click on **register now**, fill out all the information, and you will have access to this new service, to which we will continue to add additional features in the future. It will ask you for a registration number as you first register. Please call Lordon at 626-967-7921 x 3320 and leave a message or dial zero for the operator and ask for Liz and she will provide you the registration number to complete the process.

Once you enter the site you will be able to add additional accounts, if you own more than one unit that Lordon Management handles for you. You should also go into the **accounting** tab and go to **communication preference**. You must mark that you want to go **paperless** to activate the online review of your statements, etc.

You may also go to **pay your bill** and set up an e-pay account with Union Bank. That tab will provide you instructions as to how to proceed.

If you need any assistance, please feel free to contact our office.

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

We had a good, well attended meeting, and especially appreciate new residents who came to check us out. Sr. Officer Bates and Police Volunteer Delores Dyer gave us the crime statistics for May and the calls in our Association. We had no major problems here. Overall in Port Hueneme crimes are down and arrests are up. Congratulations to Chief Sheehan and all of the PHPD. Because of the July 4th holiday, our next meeting will be on the next Thursday, July 12, at 7 pm in the Clubhouse.

Questions and reports to Val Lameka

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)