



SURFSIDE III NEWSLETTER



July 2007

From the Board of Directors

Special Assessment Status

The prototype phase of the special assessment repairs is over.

Six condos and one townhouse were used for examination and testing. Here is what we found out:

In the townhouses the drain lines in the townhouses will not need to be replaced, they are plastic.

Mold problems in the townhouses are not caused by drain or water line failure but building envelope (roofs, siding, trim) failure.

Fresh water pipe leaks are small in number and represent a small expense when compared to the other problems.

In the condos we have discovered the biggest problem with the condo drain lines is under the slab, not in the walls as previously expected. There is a 6" sewer line that runs the length of each condo building approximately 4 feet below the first floor. All drain lines from each condo unit course their way through the interior walls and go through the first floor concrete slab and 4 feet of earth to the sewer main. These underground pipes are severely clogged and are reduced from 2.5 inches in diameter to less than 1 inch due to the collection of sand, soap, hair etc. These pipes backup and do considerable damage to the first floor units. It is difficult to clean out these pipes since there are few, if any, first floor drain line cleanouts.

One of the prototype units was 920 Lighthouse. In this first floor unit we cut out a 2' by 8' portion of the concrete slab and hand dug down to the main. We removed and replaced several sections of these pipes. They have been sent to a lab for metallurgical testing.

Another first floor unit, 620 Sunfish, was a prototype as well. Here we successfully tested a hydro-jet cleaning process using a contractor that has expertise in small drain line cleaning. They were able to clean out these under ground drain lines with minimal excavation.

It was originally thought that each condo three stack has its own drain and water lines. We discovered that the drain and water are commingled with neighboring three stacks. This is a help and a hindrance. It means that we cannot move through the buildings three stack by three stack but will have to approach the pipe replacement building by building. As part of the prototyping process 14 pieces of cast iron drain line from the six condo prototype units has been sent to a metallurgical testing lab for analysis. We will not do any more work until we have the results of that analysis, which will take 4-6 weeks.

While the metallurgical analysis is underway, Stonemark will commence work on a report detailing the findings from the condo and townhouse prototyping. They will give the Board recommendations for priorities and suggestions for replacement methods. For example, if the lab results show the condo drain lines are failing due to corrosion it makes no sense to replace the cast iron drain lines with the same material, we will only face the same problem in 10 -12 years.

The building envelopes for the condos are in fair condition and are not believed to be a significant point of water infiltration.

Fresh water line leaks in the condos are few and do not represent a significant expense.

\$310,000 has been spent thus far. The elevators will cost approximately \$700,000 including the mechanical and tower restoration. By the end of the summer we will have spent approximately \$1,100,000.

To summarize, over the next month expect the elevator renovations to begin with the exterior weatherproofing followed by the mechanical restoration. The report from Stonemark will be released to the membership after the Board has reviewed it, probably in late July or early August.

Towing of Vehicles

All cars parked in Surfside III parking spaces shall be ticketed and/or towed if vehicle registration is not current, or if the vehicle is in an obviously non-operational status. Warnings and procedures will follow the California vehicle code.

Surfside III Real Estate Listing Information

Sondra Briggs, an owner and resident of Surfside III, has provided Real Estate sales and rental services to many of us here at Surfside III. She has volunteered to provide us with monthly listing information from her multi-listing service. At the end of May, 2007, her data shows 16 active listings. During the month of May, 2007 two listings closed escrow. To get a more detailed summary of the listings which includes asking and sales price and also to see the listings themselves, please go to our website <http://www.surfsideiii.com> and click on "Information". Then on the far right please click on "Records". You will find the link to the Surfside III property listings on this page.

Special Messages

FROM THE ON-SITE MANAGER, MARCY SHERBOK

THE SCOOP ON POOP

If you've been walking through our wonderful neighborhood lately you may have noticed that in some areas it can be as dangerous as dodging through a Bosnian minefield. Why, you might ask, has Surfside III become riddled with Lassie's landmines?

Don't all dog owners carry a scooper or use a bag from one of the many dispensers installed throughout our greenbelts and parks? It would seem that everyone would want to remove Fido's fecal foulness from the lawns. If you are a dog owner who walks the walk, please do the doo!!! Make sure to clean-up after Rin-Tin-Tin and Cleo.

There are trash receptacles and bag dispensers located throughout the property; please fee free to use them to pick-up and discard Lucky's logs. Be a good scout; help to keep our walkways, parks and greenbelts walker-friendly by scooping up after your faithful friends.

EMERGENCY UNIT ENTRY PROCEDURES

In accordance with the governing documents of the Association and the Rules and Regulations, all unit owners are required to maintain a current key with the Association Office located in the Clubhouse. These keys are to be used only in case of emergency such as flood, fire or other health or safety issues that may arise and could cause damage to the neighboring units or the common area or in the case of ongoing repairs which need to be completed during the absence of the owner/tenant. There is a protocol which must be followed when a non-owner is entering a unit due to an emergency:

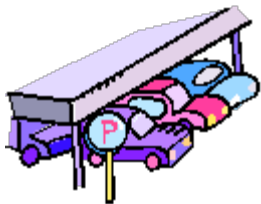
1. The Onsite Property Manager, Administrative Assistant and the Maintenance Supervisor have access to the key safe.
2. Before a specific unit key is removed from the key safe the owner of that unit is telephoned to inform them of the emergency. If there is no answer then a voice message is left. If the unit is occupied by a tenant and the Association has a contact number then the tenant will be called.
3. The key safe is unlocked and the key is removed. Only the key for the unit in question may be removed. The

key safe is relocked immediately.

4. A written Door Hanger is completed with details including name of vendor; type of work being done and any other detail which may help the owner/tenant
5. Key and Door Hanger is provided to the vendor with the following instructions:
 - a. Knock on Door and allow enough time for anyone to answer
 - b. Open Door and announce your presence by calling out your name and state what you are doing there.
 - c. Enter Unit and place Door Hanger on inside door knob
 - d. Complete work and lock unit upon exit
 - e. Return key to Onsite Management Office
6. Vendor may not leave the property with the key. Should the repairs take more than one day, the key must be returned to the Manager and/or Maintenance Supervisor to be placed into the key safe overnight.

This information above, as well as the Board of Directors assignments and ethics declaration, is posted on our website. Please click on "Information" and then in the drop down "Governing Documents" menu, choose, "Board Policies & Resolutions". You will then see the documents for the Board of Director's Assignments, Board of Director's Ethics Declaration, and Emergency Entry Procedures. The later is shown above.

Parking



One of the biggest pet peeves for many of the residents at Surfside III is parking. There just aren't enough parking spaces to handle the demand from homeowners, tenants and their guests. There are several types of parking available at the complex...carports, driveways and open spaces.

Carports and driveways are assigned to specific units while the common area spaces can be used on a first come, first serve basis for guests and resident's second vehicles. Since people live close to each other in condominiums there has to be a number of rules to keep the peace. Parking is no exception, there are a number of rules and restrictions with which you should make yourself familiar in regards to where and what you are allowed to park on the property.

Below are a few of the important *DOs* and *Don'ts* when it comes to parking at Surfside III. These are no means all the restrictions, make sure you read the *Rules and Regulations* you received when you moved in to the complex.

1. *DON'T* park in a carport belonging to another unit. Your vehicle can be towed without warning and there is a \$50 fine for each such instance whether it is you or your guest!
2. *DO* make sure your vehicle has current registration properly displayed on the license plate of the vehicle. Without the proper documentation your vehicle can be towed after an Intention to Tow notice has been posted.
3. *DON'T* park in a red zone or fire lane at anytime. Your vehicle can be towed without warning.
4. *DON'T* store non-operational vehicles in carports, driveways or open spaces. All vehicles in open spaces must move every 96 hours.

The following vehicles are prohibited from parking over night in carports, driveways or open spaces:

- a. Commercial vehicles or vehicles over 2 Tons, except for temporary deliveries, are not allowed on the property overnight.
- b. Recreational vehicles, trailers, boats, campers may not be parked at the complex unless they are in a specifically reserved space in the RV Parking lot adjacent to Ebb Tide Circle.
- c. Unregistered, uninsured and non-working vehicles are not allowed on the property. Vehicles with flat tires, broken-out windows and missing parts are included in this category and can be towed after an Intention to Tow notice has been posted.



Parking is something we can all work on together to make sure we do not annoy our neighbors.

Make sure your guests know they must find an open space within which to park when they come to visit. If you have a second or third vehicle, make sure you park in an open space at all times, never use someone else's carport.

Unit owners are responsible for the fees associated with vehicles violating the rules, even if it is your tenant's car or a

guest car. Towing fees can run into the hundreds of dollars, be courteous and follow the parking rules.

FROM THE EDITOR

The deadline for the August newsletter will be back to normal: July 10.

And a reminder: please send all submissions to me at dkessner@csun.edu. Please avoid any special formatting and use Arial 10-point font if you have it.

Thanks, Dan Kessner

Committee Briefs

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

Please contact the committee chair to volunteer

Budget Committee Chair: Wayne Matayoshi, (805) 388-2631, wayne.j.matayoshi@boeing.com and wjm3206@verizon.net

There will be a meeting to elect a new chairperson on July 14th (10AM-12PM in the clubhouse) based on the Board's recent unanimous decision not to have Board members serve as committee chairpersons. As treasurer, I will serve as an information resource to the committee to assist in developing next year's budget to keep our operating costs, capital reserve plan and HOA dues reasonable. We are looking for people to participate in 2008 budget planning primarily in August (8/11/07) and September (9/8/07). Other committees are welcome to participate in these meetings to ensure their budgets are inputted into the 2008 budget. If you live offsite/out of state and would like to participate, please email me so I can check into setting up a conference call for these meetings.

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CC&Rs/By-laws/Rules & Regulations Update Committee Co-Chairs: Marion Kelemen, 805-986-0303, lighthousecrew@verizon.net and Polly S. Pride, 805-271-5058, pzpride@hotmail.com

The good news is the aforementioned committee is "back in business".... And just in time to do the revision of the CC&Rs and By-Laws.

A Board approved effort is now underway to update the CC&Rs and By-laws. The following are the significant changes we are anticipating making, which according to our attorney are being made by homeowner associations today that are bringing their governing documents up to date:

1. Changing the 75% requirement for voting changes to the CC&Rs to a simple majority of those owners entitled to vote and also to have the requirement for the By-laws.
2. Establishing a code of ethics, which is required for any owner to serve on the Board.
3. Eliminating proxy voting, which is ineffective when using secret ballots.
4. Changing to a popular from a cumulative election format.

Once the changes are finalized, the final version, as determined by our attorney, will go out to the homeowners for review prior to a vote by secret ballot and/or discussed in open meetings with our attorney. Current CC&Rs require a 75% approval for this change. We are anticipating having this effort completed by the next annual election. The CC&Rs/By-laws/R&Rs Update Committee co-chairs will be scheduling regular meetings initially to address the above tasks. Additional meetings will then follow, for the equally important task of conforming the current CC&Rs and By-Laws into compliance with current law. If you are concerned or just want to help, please join this committee. This work will be done with the aid of the Association's Legal Counsel.

The importance of accurate, legal governing documents relative to the larger picture (safety, security and quality of life) makes the work of this Committee critical. We look forward to continuing our work with the assistance of the Association's attorney, the members of the Board, and you - the owners - who must send in your ballots to approve the work we have done. The purpose of our volunteer effort is to make the management of Surfside III more efficient and responsive to the needs of owners. With your help in approving the revisions, living in our community will be more pleasant for everyone.

OWNERS' CORNER

The Owners' Corner is a place in the newsletter for owners to voice their observations and suggestions about the association operations or make announcements about any Surfside III social event or activity. While the newsletter Editor and the Board do review these submissions, the opinions and content only represent the author and not the association. We will refuse and return to the author for re-writing any material that is not factual or is in bad taste or denigrates any individual. We are not perfect and apologize in advance if you find the content of anything in this section offensive.

The Surfside III Condominium Association ("association") is not responsible for the content and accuracy and any information provided by owners or third parties. The association and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, members, representatives, managers and agents, harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

Contact Information

MAINTENANCE/RESIDENT SUPPORT (PHONE NUMBERS AND E-MAILS BELOW):

Contact 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 Direct Contact:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
<http://www.surfsideiii.com>
manager@surfsideiii.com

Management Company:

Lordon Property Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Jennifer M. Critchfield, assistant community manager

Email: jcritchfield@lordonmanagement.com
Phone: 800-729-5673 x 3380

Linda Flores, community manager

Email: manager@surfsideiii.com

Donalea Bauer, Vice President

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Our Board:

Bill Betts - President bill.betts@surfsideiii.com
Ira Green - Vice-president ira.green@surfsidediii.com
Wayne Matayoshi - Treasurer wayne.matayoshi@surfsideiii.com
Karl Twyman - Secretary karl.twyman@surfsideiii.com
Linda Kaplan - Director linda.kaplan@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

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