



July 2008

# SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



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## FROM THE BOARD OF DIRECTORS

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Special Owners Meeting July 19, 2008

### July 19, 2008 Ballot Counting Meeting For The Popular Vote Amendment and Board hosted Continental Breakfast

You are invited to a continental breakfast sponsored by the Surfside III Board of Directors on Saturday, July 19, at 9:00 AM in the Surfside III Clubhouse meeting area. Please arrive before 10:00 AM if you have received a telephone call that you need to sign your ballot envelope (the outside envelope containing the envelope with the secret ballot sealed inside) or if you have not yet voted for the CCR change to a popular vote. Once the ballot is signed the validation will be complete and the ballot can be counted. If you have not yet voted at all, you may turn a ballot in at this time. Ballots will be counted shortly after 10:00 AM and you must sign or submit your ballots before the Parliamentarian closes the polls for counting. If you wish to see the Parliamentarian in Panorama City to sign your ballot, please send your request and telephone number to [ira.green@uclalumni.net](mailto:ira.green@uclalumni.net) or call (818)981-6188.

This is a reminder of the special owners meeting that will be held July 19 at 10:00 AM which follows a special continental breakfast sponsored by the Surfside III Board of Directors which starts at 9:00 AM. The purpose of this meeting is as follows:

Count the votes for the CC&R amendment. (Ballots can be accepted until the polls close for counting a little after 10:00 AM.

Presentation and discussion on financing future capital replacement projects.

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### Special Assessment Repairs

At the June 11 Board meeting owners addressed some concerns about the special assessment repairs. The concerns expressed are as follows:

Patching of the **shower enclosures** rather than replacing them after the drain lines behind them are replaced.

**Timeliness and scheduling of the interior finish repairs.**

**Permits** and disclosure for future real estate sales.

#### Shower enclosures:

The shower enclosure patching technique is similar to surfboard fiber glassing. This technique is being used instead of replacing the enclosure. It is easier, less intrusive, comes with the same one-year warranty, and costs less.

Replacement of the enclosure is an option in the contract with Ameritek. Shower enclosure replacement is not built into

the contract price. Not all units require the shower enclosure be removed to replace the drain lines. By having it as an option we only pay for enclosures that need to be removed. If we have to replace the enclosure we pay ~\$1,300. If we patch and refinish the enclosure we pay ~\$400.

Some owners were concerned if the enclosure leaks in the future. The interior finish contractor, Ameritek, has used this technique before. In one unit, five cuts were made in the original shower enclosure and repaired with the patch technique. The entire enclosure is sanded, and epoxy painted. If an owner is not happy with the patch technique, the Board will consider replacing the enclosure.

A few points about the original enclosures.

They were installed before all of the interior walls were up.

They can only be removed by cutting them into pieces.

New enclosures come in several pieces because a full enclosure cannot fit through the bathroom door.

### **Timeliness and scheduling of the interior finish repairs:**

At a meeting held with Ameritek and Stonemark Construction Management on June 13, it was agreed that we are in a position to slow down the pace of work and provide Ameritek two weeks to catch up on interior repairs. While the schedule has been aggressive in order to finish at least five buildings this year, at this point the pipe fitters can continue work in Building 6 for two weeks without the need for Ameritek to remove sheetrock. Ameritek got behind due to mold found in approximately 60% of the units in Buildings 2 and 3.

### **Permits:**

Permits are being pulled for all units. The permit card details signoffs for the various work that was done. These permits and other documents are being retained by Stonemark until the project is completed. At that time they will turn it all over to the association and we will store it here at Surfside. If you sell your unit and want a copy of the permit for disclosure purposes, just e-mail or call management.

There were some questions about permits for shear wall work. The permits are for sewer drain re-piping. All other interior finishes work (including replacing shear walls, if necessary) is considered auxiliary work for the re-piping. There is no requirement for a separate permit for shear wall work. The intent of the interior finishes work is to restore the finishes back to the original conditions. A structural engineer has been and will be consulted if structural issues arise. The city also inspects and signs off on all work performed.

In addition to the above, Ameritek will stop using the adhesive backed plastic protector on carpeting, and will use non-adhesive plastic that will be taped down on the edges. The adhesive protector will still be used on other types of flooring.

Ace DuraFlo will caulk the shower ring in all units. Units already completed must be checked.

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### **Mediation Settlement**

The association, through a mediation hearing has settled a long standing dispute with the tenant who feeds the feral cats on the grounds.

The agreement is as follows:

The tenant will be allowed 60 days to find a home for the seven cats he feeds.

After 60 days the association will trap any remaining cats and will take them to the SPCA or other shelter.

Legally, the association cannot control the tenant's future behavior regarding the feeding of cats. However, the settlement agreement requires that he cannot do so within 100 yards of Surfside III. This means he will not feed cats outside of the Industrial Avenue gate. He must comply with the 100 yard rule outside of the beach gate.

The owner of the unit will pay fines agreed upon in a confidential agreement with the Board.

A formal agreement is being drafted by the association attorney. The association has paid approximately \$10,000 in legal fees over the last two years regarding this matter.

If anyone desires to adopt one of the cats please email the manager.

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### **Special Assessment Repairs Loan**

The loan is finalized and the association has begun to make drafts. The first draft was in process when we had to pay approximately \$100,000 to the contractors for special assessment repairs. We temporarily borrowed the funds from the capital reserve account. By the end of June these funds will be replaced.

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### **2007 Audit**

The certified audit was completed the first week of May and will be posted to the web site.

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### **Insurance**

State Farm will renew the hazard and liability policy despite four new lawsuits in the last year. The lawsuits pertain to issues from 2005 and 2006, and are related to drain or water line failures. They are being defended by State Farm.

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### **Construction Services Coordinator**

The association will hire a construction services coordinator to begin in late June. This person will manage the punch list items that come from the drain line and water line repairs. The contractors will be responsible for the repairs. This will relieve our on-site staff of this labor intensive task.

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### **Contracts & Bid Proposals/Scope of Work**

In the finance section of our website the bid proposals/scope of work for the Condo Drain Lines and the Interior Finish Repair has been posted. Marcy will provided soft copies of the Ameritek, Henrich, and Ace Duraflo contracts and they will be posted as well. A Special Assessment tab on the information page has been created to better organize all this information. It all appears on the new page as well in the Financial tab and Newsletter tabs.

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### **Refinance Application Information, Applying For Refinance?**

If you are filling out paperwork for refinancing your home, please note all the information to fill out the forms to refinance your condo should be on our website. We recently posted the insurance certificate for Lordon, which will supply the answers for those questions. Please let me know if there is some information that is needed that should be added to the postings. If you can not find it, please ask [ira.green@uclalumni.net](mailto:ira.green@uclalumni.net) or call (818)981-6188.

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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)

Due to the July 4 holiday, our next Neighborhood Watch meeting will be on Thursday, July 10, at 7:00 pm. Have a safe and sane holiday, Everyone!

**Landscape Committee** - Dan Kessner; 818-312-0727; [dkessner@csun.edu](mailto:dkessner@csun.edu)

Now that our major tree work has been completed (and magnificently, I must say), the Landscape Committee will direct a good deal of its attention to developing a long-range plan for the landscaping of Surfside III. This will include all aspects of our grounds, including future tree removals and trimming, shrubs, bushes, flowers, lawn areas -- basically everything outside of the buildings themselves.

The committee would therefore like to invite input from all owners to help guide us in our work. Over the coming months, please share with us your ideas on any aspect of landscaping. These can be e-mailed to me (e-address above), mentioned to any of the other committee members in person (Terry Smith, Sue Woolston, Brian McKee), or you may wish to attend one of our meetings. We will not be having a meeting in July, but beginning in August we will return to our regular schedule, meeting on the second Wednesday of the month at 4:00 in the Clubhouse.

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## FROM THE EDITOR

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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

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## CONTACT INFORMATION

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**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@surfsidedeiii.com](mailto:ira.green@surfsidedeiii.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)

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### **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)

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Saturday, July 19  
At  
9:00 a.m.  
In  
The Surfside III Clubhouse Meeting Area

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