



# SURFSIDE III NEWSLETTER



August 2007

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## From the Board of Directors

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### Special Assessment Status

The report on the prototype work has been received from Stonemark Construction Management has been delivered to the Board.

Stonemark has estimated the cost to do the drain lines, water lines and remediate mold at more than 9 million. Our budget is 6.1 million.

The Board has directed Stonemark to seek actual bids for all of the work.

The bids we received last year for replacing the fresh water lines, drain lines and for the elevator mechanical restoration came out surprising close to the Stonemark estimates. The difference comes from previously unknown issues discovered during the prototype phase. They are listed below.

The elevator tower shafts leak and will be gutted to the wood frame and rebuilt. If not repaired the new elevator mechanical components will be ruined.

The underground drain lines are clogged and will need cleaning and some will need restoration with epoxy or Fiberglass liners.

The interior drain lines are routed through the walls in such a way that removal requires shower enclosures and or kitchen cabinets be removed in order to replace the drain lines.

The townhouse buildings have numerous original construction defects that increase the costs as well.

As we discussed during information meetings last year, we will move forward despite these cost differences. The Board has established priorities for the repairs as follows:

1. Condo drain lines and mold remediation
2. Water lines
3. Townhouse building envelope defects.

The drain lines represent approximately 90% of the annual operational cost of mitigation repairs. Replacing the drain lines in the condo units and cleaning and repairing the underground sewer lines are the priority.

As we get firm bids for all of the work we will hold informational meetings on weekends to update the membership.

### Elevator Start Date

Finally the contracts for the elevator restorations are signed, executed and have been delivered to all parties.

Start date for buildings 4 and 5 is July 30. Prep work will commence July 23.

### Drain Pipe Test Results

The association sent 14 pieces of drain line pipe to an independent test lab for analysis. The results are in – the pipes are bad. Tests confirmed that the drainpipes are metallurgically inferior and were forged incorrectly.

This means that wall thickness varies along any given length of pipe. Also, the pipes have impurities in the metal that aids in pre-mature failure and corrosion.

Copies of this report will be posted to the association web site and is available from the on-site office staff.

### **From the Secretary: Document Review Policy**

All financial and administrative documents for Surfside III shall be made available for review by homeowners and/or their legal representatives during normal weekly business hours in the clubhouse office, 9:00 AM to 4:00 PM, M-F. Arrangements must be made, however, to transfer said documents upon request from the management company's office, and a fee for this service must be paid in advance.

An alternative is offered whereby copies of requested documents may be mailed to homeowners or their attorneys upon receipt of redaction fees and postage, only.

These fees are determined by the California Corporation Code and our office assistant will be able to quote the rates applicable to each individual request.

We are sorry, but lists of homeowners' names and addresses will not be forwarded, as the Newsletter provides ample access for any conceived homeowner need. Legal information regarding individual homeowners and employee records, of course, may not be forwarded.

### **Illegal Parking in Private Carports**

The Association will not tow cars from private spaces due to liability issues.

However, if you find another's car parked in your private space, you have recourse to the following two options:

- a) You may contact the police at (805) 986-6530 who will respond by placing a traffic citation on the vehicle, or
- b) You may contact a towing company and authorize a tow at your own expense.

Karl Twyman  
SS III BOD Secretary

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## **Special Messages**

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### **FROM THE EDITOR**

For those who had been enjoying receiving information via Ira Green's mass e-mail list, you should know that it has been discontinued.

I would like to thank Ira personally, as I always considered his communications a major source of relevant information, and will miss them very much. I know he volunteered a huge number of hours in order to keep us all better informed, and I am very grateful for that.

### **And a reminder:**

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 each month.

Thanks, Dan Kessner, Editor

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## **Committee Briefs**

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

**Landscape Committee** (Chair, Terry Smith 805-648-5433 between 1:15-8 PM, [smithannterry@yahoo.com](mailto:smithannterry@yahoo.com))

Where have all the flowers gone? I have asked Barry Horwitz at Seabreeze Landscape several times to replant flowers in our planter box at the visitor gate after they mysteriously disappear, and he has graciously done so without cost to us. He warned me that someone would take the donated flowers if we planted them in the entrance. I didn't want to believe that would happen and asked him to plant them for us anyway, but now I have seen it with my own eyes. Someone has stolen some of the newly planted flowers that were donated by Linda Kaplan right after he planted them, leaving holes in the ground in our planter box and even inside our gate. Please, I need your help in apprehending the flower bandit. Be on the lookout before all our newly planted flowers at the entrance disappear. I have tried to keep our visitor gate flower box planted, but can't keep asking our Landscaper to do so over and over (without cost) only to have them stolen. Therefore, I welcome volunteers to adopt the visitor gate planter box to keep it planted with flowers. Maybe there could be a person a month who would volunteer to keep the visitor gate planter box planted with flowers for that month. Sign up now through my email.

At the July 11 meeting the Board of Directors approved \$14,000 for tree removal and selected a contractor to remove and trim approximately 20 trees. Marcy Sherbok, our on-site manager, is preparing the contract and negotiating a start date. Just a reminder that when the work is being done that some sidewalk areas will need to be repaired. For your safety, please don't use them while under construction. Thanks and sorry for any inconvenience in taking an alternate route.

Once the problem tree removals are completed, bids will be obtained for tree trimming. All of our trees are recommended for trimming, which is going to be scheduled in 2008. If there is an emergency trim needed, contact the management with details on reason for emergency, type of tree, location, and a diagram would be helpful; and copy to the Landscape Committee. But remember emergency trims are very expensive and you pay for it in your dues, so only report emergency trims to management.

The Landscape Committee will be recommending that the pear trees that were unfortunately planted in the ocean view greenbelts between Building 3 and 4 and Building 5 and 6 be relocated or removed prior to their growing up to their mature heights. Any replacement planting will be done at the time of our doing a comprehensive landscape plan rather than haphazardly, as was previously done. We want our landscape to be planned so it flows beautifully and economically, without obstructing ocean views. Any homeowner comments regarding our recommendations will only be considered if you include your address and phone number.

**Neighborhood Watch Committee** (Anonymous for Safety Reasons) [neighborhoodwatch@surfsideiii.com](mailto:neighborhoodwatch@surfsideiii.com)

We had a good turnout for our July 5th meeting. Officer Burns joined us to talk about neighborhood safety and answer our many questions; He will be attending all future meetings. Please come join us and help keep our neighborhood a safe place. Our next two meetings will be on Thursday August 2nd and Thursday September 6th both at 700pm The Port Hueneme Police Department has invited the neighborhood watch groups in Port Hueneme and all residents interested in local safety to National Night Out on Tuesday August 7 from 5:30 to 8:00 pm A barbeque dinner will be served and the theme for the evening will be child safety which will include free finger printing .They will also be displaying the emergency preparedness van and other emergency vehicles .

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## **OWNERS' CORNER**

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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.

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There were no submissions for the Owners' Corner this month. I hope all the disclaimers haven't scared everybody away, because I have enjoyed reading this part of the Newsletter more than any other! Come on, let's hear from you.

Dan Kessner, Editor

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## Contact Information

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### 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](mailto:manager@surfsideiii.com)

#### Management Company:

Lordon Property Management  
1275 Center Court Drive  
Covina, CA 91724  
Phone: 800-729-5673  
For after hours emergencies, hit 0

#### 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)  
Wayne Matayoshi - Treasurer [wayne.matayoshi@surfsideiii.com](mailto:wayne.matayoshi@surfsideiii.com)  
Karl Twyman - Secretary [karl.twyman@surfsideiii.com](mailto:karl.twyman@surfsideiii.com)  
Linda Kaplan - Director [linda.kaplan@surfsideiii.com](mailto:linda.kaplan@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)

# WANTED

# DOG WALKER



**I am a long time Surfside III resident. Recently my health has caused me to remain inside my unit and unable to properly care for my dog. As you can imagine, I am very attached to my dog and don't want to have to give her up.**

**I am seeking a dog lover willing to provide my dog with exercise several times a day, every day. I will negotiate compensation for your walking my dog multiple times during the day and evening, if possible. She is friendly and both of us would appreciate your help.**



**Please call Candace at (805) 488-7259...**