



August 2009

SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



FROM THE BOARD OF DIRECTORS

J Street Drain Project

The Ventura County Watershed Protection District has been working on plans for widening the J Street Canal by 5 feet on both sides of the canal. This project will have very significant negative effects on EVERYONE in our community!

- The planned eight-foot wide work-area will require removal of most, if not all, of the trees and vegetation that currently screens our community from the sight, noise, and odors of the Sewage Treatment Facility across the canal. This will have direct impact on all townhomes adjacent to the canal, as well as the owners/residents in Buildings 6 and 7;
- The project may require the removal and replacement of structural elements [retaining walls, walkways, planters, electrical/water lines, parking structures/spaces, etc.] near Building 7 and possibly Building 6 also;
- As the construction work will continue for an extended period, the noise, dust, parking shortage, and other major inconveniences related to the project, will certainly impact all residents of SSIII;
- The Watershed District has not yet informed us of any funding arrangements to compensate our Association for the cost of the damage to our community. Not only will environmental and structural elements have to be replaced - but incidental effects [heavy construction equipment using our streets for access, if necessary] must be calculated in the cost to all owners.

The Project Manager has provided some preliminary information regarding the current plans – and has indicated that he and several of his associates will work with us in addressing our concerns about potential damage to our property, and possible modifications to the plans.

One of our townhouse homeowners, Marion Kelemen [lighthousecrew@verizon.net] has volunteered and has been accepted by the Board to lead a special Ad Hoc committee as chair that will be the key contact and facilitator for our interface with the Watershed Protection District.

There will be a meeting in August held by the VCWPD to get input from our homeowners. While we hope to have additional information before the publication date of the September newsletter, that notice may be too late. So, in recognition of the critical importance of our involvement in the planning/modification process, a J STREET PROJECT section will be on our website in the newsletter area. It will be updated every day beginning August 1st. Flyers will also be posted at the mailboxes as a reminder to attend the Environmental Impact Meeting to demonstrate our concerns with the significant impact this project will have on our community, our lives, and possibly on our financial liability. Although the VCWPD has not yet pinpointed the date of public release for the J Street Drain Draft Environmental Impact Report, the document will be posted to the following two web sites when it does become available: <http://www.jstreetdrain.com> and <http://www.vcwatershed.org> (Click on “What’s New” and scroll down to find the project.) There will be postal mailings and an email notification sent by VCWPD to Ira Green when the document is ready for review sometime in mid- to late-August.

The Board and Marion Kelemen encourages every owner and resident to **ATTEND THE MEETING ON THE J STREET DRAIN PROJECT BECAUSE THE NUMBER OF SURFSIDE III PARTICIPANTS IS CRITICAL TO THE EXTENT OF INFLUENCE THAT WE WILL HAVE IN MITIGATING THE DAMAGE TO OUR COMMUNITY!**

The Board thanks Sue Woolston for uncovering this effort and notifying the Board of this project and Marion Kelemen for jumping in and

setting up a plan of action.

Nominations for Board Member for the Election to be Held at the Annual Meeting

At our annual membership meeting scheduled for Saturday, October 10th, ballots will be counted to elect our Board for the 2009-2010 year. These secret ballots will be mailed out early in September. Nomination forms are attached to the end of this newsletter and must be received no later than 5:00 PM, August 21, 2009.

Special Assessment Repairs Update

The Board has approved a new general contractor for the drain line re-pipe in the remaining buildings (1, 4, and 8). Contract negotiations are underway.

Insurance Renewal

State Farm has renewed our property and liability insurance at a significant reduction in premium because we have not had a drain line or supply line claim in the last year. The new premium is \$14,122 lower than the current premium. This is an 8% reduction.

Financial Condition and 2008 Audit

For the first time in eight years, the association has shown financial gains for two consecutive years. Also, in three of the last four years the association has ended the year with a gain. A financial gain means that we spent less than we took in.

The 2008 audit is on the web site. We had a gain of ~\$21,000 in 2008. If you need a copy and don't have internet access or a computer, please contact the office at 805-488-8484 and a hard copy will be sent to you.

So far this year, we are under budget by \$13,000, with all but two budget categories under their mid-year projections.

We are putting \$37,500 per month in capital reserves and now have more than \$500,000 in reserves, a record.

This is a clear sign that the fiscal controls are working and that we are heading in the right direction to achieve one of our key goals of stabilizing the monthly dues.

Rumors continue that another special assessment will be proposed by the Board. That is false. NO special assessment is planned.

Accounts Receivable

Accounts receivable is money owed to the association by owners. Some incorrect information is being spread that 1/3 of all owners are not paying their monthly dues or special assessment. This is not true.

As of June 23, \$160,000 is owed. This is 5.8% of the association's yearly income.

Of the \$160,000, ~\$90,000 is monthly dues that are owed, and \$70,000 is special assessment money that is owed. Twenty-nine, or ~8% of all owners are in arrears more than 30 days.

Capital Repairs

Now that most of the special assessment work is completed, we need to tackle other capital repairs. We have approximately \$8,000,000 in repairs that need to be done over the next 10-15 years. Approximately \$5,500,000 - \$6,000,000 in repairs are needed in the next 4-5 years.

It is important that the repairs be planned so there are no future special assessments, the monthly dues don't increase, and we make planned and consistent progress.

To do this the association will use a combination of cash and financing.

Cash: Each year the association puts money in the capital reserve fund based on numbers derived from a capital reserve study done by a third party capital planning consultant. For 2009, we will put \$450,000 in reserves. In 2010, the number will be \$550,000 - \$600,000.

This number will increase every year.

Financing: The financing will be in the form of a long term loan to provide funding ahead of our capital reserve funding in the 2010-2012 time frame. This will allow us to conduct the repairs in an economical manner. The loan would be paid back over 12-15 years.

We are currently working on bids for a construction manager, general contractor and construction forensics consultants.

Reducing Association Expenses

The association is obtaining bids to insulate the hot water pipes in the condo attics and to re-design and refit the sprinkler system to reduce energy consumption and water usage.

Water Meters

In August, the city will start billing for water based on volume rather than the current flat fee method. Each year the rate structure will gradually increase resulting in higher bills. We anticipate this will cost the association approximately \$60,000 more per year by the end of 2010. To cover this increase in costs we are going to reduce other expenses by insulating hot water pipes and renovating the sprinkler system to reduce consumption for lawn and plant watering.

Security Camera System

The installation of a new security camera system is underway. During installation it was discovered that additional power is needed for the exterior cameras. The Board approved \$5,000.00 for an electrician to extend power to the needed locations.

Hueneme Beach Festival

The Hueneme Beach Festival is August 22-23. The association is a sponsor of the festival this year. The sponsorship gives us a covered booth. Since the association will not use the booth, it has been donated back to the festival. It can be used by a community group, or charitable organization. If you know of a group that could use the booth please contact Bill Betts at bill.betts@surfsideiii.com.

Please spread the word about the festival. The bands this year are '60s tribute bands. There is no cover fee this year.

COMMITTEE BRIEFS

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

Please contact the committee chair to volunteer.

Neighborhood Watch Committee – Val Lameka; 805-986-2855; v.lameka@yahoo.com

At a well attended meeting, Sr. Officer Burns distributed the June Crime Report. Unfortunately, Surfside III was listed as a leading "Problem" area. While many of the reportings were relatively minor, there was definitely an increase in activity. There were also delays in installing our cameras due to unexpected wiring inadequacies. Hopefully, all will be resolved by next month. Meanwhile, we will have added police presence at night.

The next meeting will be Thursday, August 6, at 7 pm in the clubhouse. Please submit reports and questions to Valerie Lameka.

Valerie Lameka

The **Rules & Regulations/By-Laws/CC&Rs Committee** needs volunteers to continue doing their important work. Please contact Marion Kelemen at lighthousecrew@verizon.net if you are interested in participating.

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 10th 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.

Thanks, Dan Kessner

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 of 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.

Dear Residents and Owners,

A group of owners has reserved the Lighthouse Way Park for a Labor Day Party on September 6th from 2 pm till ...? In the past it has been a group of owners attending the holiday BBQs, but this time they would like to extend an invitation to all residents and owners.

The format is as follows. Each family brings what they want to cook, eat and drink for themselves and maybe a pot luck dish. They BBQ their own food. The grills are set up with charcoal, etc. for general use. Bring your own plates and utensils.

Since there may be a substantial crowd, you may want to bring your own chairs and/or tables. If you want them for your exclusive use, please mark them reserved. A local band will be provided for entertainment. Perhaps we could get a volleyball or basketball game going!!!! Anyone have a horseshoe set they can bring? Bring any Board games, etc. in case someone wants to play.

The park is reserved from 12 noon. If you want to come early and set up your table and chairs, etc. please do so. If you are bringing a pet, please make certain they are on a leash and that the leash is held by someone who can control them.

Let's have a fun day!!!!

We look forward to seeing you there, and having a chance to make new acquaintances,

Skip Perry

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

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

Scott Walker, On-site Property Manager
Carol Short, Assistant On-site Property Manager
Lordon Management Company:

Lordon Property Management
75 Center Court Drive
Port Hueneme, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5

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
Inna Giler - Director inna.giler@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; pbarrios@lordonmanagement.com
Your account, billing address, etc: Liz, ext. 3319; cwoellhof@lordonmanagement.com

Surfside III Owners' Association, Inc.

Candidate Nomination Form For Upcoming October 10, 2009 Election

This form is provided for owners who wish to run for the Board of Directors. You may nominate yourself. If you nominate someone else, please make sure he/she is willing to serve. The Association will be verifying that nominees are willing to have their names placed on the ballot. Depending on the number of responses, we may or may not include a copy of this form but will provide a synopsis as an enclosure with the Secret Ballot and return envelope.

The members will be voting on 5 open positions (1-year terms) on the Board of Directors.

NAME OF NOMINEE: _____

ADDRESS: _____

REASONS FOR YOUR NOMINATION: _____

GOALS FOR HOA: _____

This form must be received by the Association by mail or personal delivery by 5:00 p.m. on August 21, 2009 at the following address:

Surfside III Homeowners Association, Inc.
c/o Donalea Bauer, Lordon Management Company
1275 E. Center Court Drive
Covina, CA 91724