



August 2010

SURFSIDE III NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

Budget and Special Assessment

At the July meeting an owner detailed how there is a rumor that the Board is planning for another special assessment. That is not true. The Board has had no discussions about proposing another special assessment. The Board has discussed the monthly dues and where that may need to be now and in 2011, after the special assessment payments are done in June. There has not been any discussion about another special assessment.

Water Costs and Monthly Dues

For 2010 the cost for water will exceed \$320,000, and may be as much as \$350,000. Last year water costs were \$273,000. The problem isn't usage. Our usage is flat compared to 2009.

The issue is a series of water rate increases by the City of Port Hueneme to close budget gaps. Water and sewer rates were increased again on July 1.

Sewer is now at \$28 per unit, a 16% increase.

Water is billed at a flat rate of \$41.46 per unit, with any usage above the allowance billed at \$1.75 per hundred cubic feet. Prior to July 1, the bill rate was \$.98 per hundred cubic feet.

The Board raised the monthly dues \$20 effective April 1. This will raise an additional \$55,620, which will cover the majority of the water/sewer bill, but not all. It is almost a certainty that the dues will increase to cover water costs.

With the rate structure primarily based on flat fees, 96% of the water/sewer bill is obligatory and cannot be reduced. The billable portion can be impacted but it represents only about 4% of the total costs. So even if we were successful in eliminating the entire billable portion of the water bill, the savings would be approximately \$17,500, not significant enough to defer a dues increase.

Insurance Quotes

State Farm has renewed our insurance policy with another decrease in premium of ~\$4,000.

Since the association has not had any water related claims in four years, other insurance carriers are now interested and we have two competitive bids, both less than State Farm. We are in the process of doing a side by side comparison to ensure the coverage is equal or better than State Farm. A decision will be discussed at the next open Board meeting.

Proposed Changes to the Rules and Regulations

The proposed changes to the Rules and Regulations included at the end of this issue are being submitted for a 30 day comment period, which is required by the Davis-Stirling act before the Board can adopt them. Please send Ira Green your comments at ira.green@surfsideiii.com. He will be assembling all the input for the committee responsible for these changes and the Board for the Rules & Regulations modifications regarding: clubhouse use, parking, dumpster use, barbecues, smoking, and illegal gate entry.

Ten Years and Counting

On September 22 Antonio Ruiz, our Maintenance Lead will celebrate 10 years of employment with Surfside III. Please join the Board at the end of the September Board meeting for an appreciation ceremony and celebration with refreshments.

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 the Neighborhood Watch Meeting on July 1, we were pleased to hear that our alert residents did a great job of watching out for all of us. The police responded to our calls regarding suspicious activity, and as a result we seemed to escape the type of crime-related activity that occurred outside our gates. Sr. Officer Ron Burns again emphasized common-sense safety precautions for residents who see unusual activity in our complex.

At our next meeting our special guest will be Tamah Figg, the Code Enforcement Officer for the City of Port Hueneme. Sr. Officer Ron Burns will also attend. So join us, and bring any questions or concerns with you for a lively discussion. We will meet at the clubhouse on Thursday, August 5, at 7 pm.

Valerie Lameka

J Street Drain Committee – Marion Kelemen 805-986-0303 lighthousecrew@verizon.net

Congratulations, the J Street Drain Project DEIR was withdrawn – to be revised. The objections by our association, numerous declarations by individual residents of Surfside III, and all your other efforts made an impact. Together, we did a good job. Thanks again to everyone who made a call, wrote a letter to the VCWPD, and sent in a declaration or community response form. You really helped our community. Please watch for announcement of the next important meeting dates because your continued assistance is needed. There is a lot more to do so we will need help from you.

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.

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 now 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."
Dan Kessner

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

Scott Walker, On-site Property Manager Carol Short, Assistant 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: Kasey Lane, ext. 3339; klane@lordonmanagement.com
All insurance and collections: Patty Bosch-Barrios, ext. 3337; pbarrios@lordonmanagement.com
Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com
Liens, legal issues: Donalea Bauer (see above)

The following proposed changes to the Rules and Regulations included are being submitted for a 30 day comment period, which is required by the Davis-Stirling act before the Board can adopt them. Please send Ira Green your comments at ira.green@surfsideiii.com. He will be assembling all the input for the committee responsible for these changes and the Board for the Rules & Regulations modifications regarding: clubhouse use, parking, dumpster use, barbecues, smoking, and illegal gate entry.

1) PART II "CLUBHOUSE": Clubhouse Private Party Reservations

CHANGE NO. 25 AS FOLLOWS:

25. POOL PARTIES AND CLUBHOUSE PARTY RESERVATIONS

POOL PARTIES: An owner or tenant who wishes to use the pool area for a large group party [more than eight (8) persons] must get approval from On-Site management at least 14 days in advance AND add Surfside III to their Homeowners or Renters Insurance Policy as the insured for such events. (This "rider" to the Insurance Policy may be added at no cost to them). The SSIII office must receive a copy of the certificate or rider, showing that SSIII is the certificate holder for the event before authorization is given. If verification of such additional insurance is not provided, the use of the pool area for this purpose is prohibited.
CLUBHOUSE PARTY RESERVATION: RETAIN EXISTING TEXT

2) PART II "PARKING": ADD

15. COMMERCIAL/OVERSIZED VEHICLES: NO large commercial vehicle [with commercial license plates or commercial signs] or any other large vehicle [larger than 224 inches long or 80 inches wide] may be parked within the Surfside III complex - except in the designated "Oversize" Parking Spaces near the RV Parking Area [no "parallel" allowed] or in the RV Parking Area (with required reservation and payment of monthly fee).

3) PART II "GENERAL": No. 9 ADD to existing rule:

DUMPSTER DIVING is strictly prohibited. Any person violating this rule will be given one warning - and subsequent incidents will result in a \$50.00 fine for each violation.

4) PART II GENERAL: No. 5 CHANGE existing rule as follows:

5. OPEN-FLAME BARBEQUES/SMOKERS AND SMOKING

OPEN-FLAME BARBEQUES/SMOKERS: Prohibited on patios and balconies for health and safety reasons.

SMOKING ON PATIOS AND BALCONIES: Prohibited IF two or more complaints [can be from same person] have been filed with the On-Site Office. A complaint filed will result in a warning. Subsequent complaints will result in a \$50.00 fine for each violation.

NOTE: Courts have held that Associations can pass rules against smoking on balconies because they have good reason to regulate smoking -- it is a health hazard, a fire risk, and a nuisance. Restricting smoking is NOT a violation of a person's [civil or constitutional rights](#).

PART 1: Fines Without Benefit of a Warning for Special Circumstances

2. ILLEGAL GATE ENTRY: RETAIN EXISTING TEXT
DELETE \$50.00 INITIAL FINE

ADD: \$100 initial fine. Second violation: \$200.00. All subsequent violations:
additional \$100.00 fine increments to maximum \$500/incident.
