



August 2011

SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

Open Board Meeting Schedule Changes

The **August Open Board Meeting** has been moved two weeks later and will take place on **Saturday, August 27th, 2011, at 9:00 am in the Surfside III Clubhouse**. The September Open Board Meeting has been cancelled. The next meeting after August will be the **annual meeting** and will take place a week earlier than originally scheduled: **October 1, 2011**.

August Open Board Meeting	Saturday, August 27th, 2011 at 9:00 AM
September Open Board Meeting	CANCELLED
October Open Board Meeting	Saturday, October 1st, 2011 at 9:00 AM
Annual Membership Election Meeting	Saturday, October 1st, 2011 at 10:00 AM

All meetings will be held in the Surfside III Clubhouse

Annual Election of the Board of Directors

If you are interested in running for the Board of Directors, you must submit your nomination form by 5:00 pm on August 19th, 2011. The form was published at the end of the June 2011 newsletter and is also available on the Internet. On our website it is under governing documents, or you may click on: <http://www.surfsideiii.com/docs/Governing Documents/SS3BoardElection.doc>

Summary of Recent Improvements to Surfside III

Note: The attachment to the e-newsletter includes pictures.

- New rails and balconies throughout, either currently in progress or completed.
- All building exteriors are being resurfaced, replaced, and painted.
- Beautifully upgraded men's and women's restrooms in the Pool Area, including showers and changing areas.
- Newly renovated elevators with secure key lock entries.
- Cameras installed for extra security.
- Pool completely rebuilt from dirt in 2006.
- Plumbing for the entire complex, including the supply and waste lines have been relined/replaced.
- Spacious townhomes with lots of landscaping upgrades. Trees removed and plants replaced.
- Water-saving devices also installed.

FROM THE ON-SITE OFFICE

Low-Flow Shower Heads

Residents may order a FREE kit from the Southern California Gas Company, which includes a shower head and several aerators. Order form is at <http://www.socalgas.com/for-your-home/conserves-energy/starter-kit.shtml> while supplies last, one kit every three years. Anyone with a gas company account can order them.

Preventive Maintenance

If you plan on replacing your washing machine, contact the on-site office in advance in order for our vendor to clean out the drain line behind the washer before installation.

COMMITTEE BRIEFS

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

Please contact the chair to volunteer.

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

The June crime report was unremarkable, but in early July an alert resident, our on-site manager, and the police were able to identify the vandals who were deliberately breaking sprinkler heads. A \$200 fine because of police involvement plus damages are being billed to the owner of one of our units because the owner is responsible for the behavior of the guests of their tenants. The Committee wants to expand inspections, and is asking all the residents for help. Please see the following plea titled "SAFETY INSPECTIONS." The next regular meeting will be Thursday, August 4, at 7:00 pm in the Clubhouse. Please send questions or reports to Val Lameka.

Safety Inspections

If the last thing you want is another meeting, but you want to contribute to our neighborhood, this is for you: Neighborhood Watch help with maintenance/lighting walks. NO MEETINGS REQUIRED. All you need is:

- 2 people (one to read locations and one to write the problem)
- Flashlights
- Paper and pen
- Cell phone with police number 986-6530 programmed
- Set your own schedule

Write down:

- Lights (carport, walkway etc.) not working or flickering
- Broken sprinklers
- Pedestrian gates not locked
- Call Police about dumpster divers or other suspicious activity (like fence jumping)
- Sign and put the date and time of your inspection

Then: turn in to the Office, or Val Lameka [\(805\) 986-2855](tel:8059862855), and sleep well from the exercise!

J Street Drain Project (JSPD) Committee: Marion Kelemen; (805)986-0303; lighthousecrew@verizon.net

Although most owners and residents are familiar with the J STREET DRAIN PROJECT [JSDP], for those who don't know about it, the Ventura County Watershed District [VCWPD] is planning to expand the canal that borders SSIII behind the Lighthouse Park area and Buildings 6 and 7. The plans for this project include removing almost all the large trees that screen the Water Treatment

facility, and major construction activities are estimated to last for one year.

While we wait for the Revised DEIR that is expected in August, Marion Kelemen has reviewed and organized the extensive research material regarding our concerns to the JSDP. A final revision is to be submitted after publication of the DEIR, during the 45-day Public Response Period, but only after Board approval. This will be an official Surfside III response.

This will be our last chance to present our request for an alternative plan that addresses the issue of increased backwater in the canal, which will result in increased mosquito-breeding sites and the threat of overflow if manual-breaching procedures to lower impounding sand-berm should fail.

AS A REMINDER:

We, the Surfside III JSDP Committee -- and many of our owners and residents -- oppose the JSDP Canal Expansion because of many serious concerns which we expect to continue to see in the upcoming DEIR, because we believe that they are not being addressed:

- * Loss of big trees that screen the Sewer Plant from our property;
- * Noise, dust, inconvenience for one year during construction;
- * Design fails to include any alternative plan that resolves the issue of increased stagnant water in the canal, which will exacerbate both the current mosquito problem and the threat of flooding. The VCWPD has not addressed the public health impacts of additional mosquito-breeding resulting from the project in its "Mosquito Technical Study" that states the canal does not provide suitable habitat for mosquitoes.

REPORTING MOSQUITOES:

We are again requesting all residents who have noticed mosquitoes anywhere in Surfside III to **PLEASE CALL VECTOR CONTROL at (805)654-2816 or (805)658-4310** to report the mosquitoes each time you see them! Your reports of this threat protect the health of our community and negate the assertion that we have no mosquito problem.

THANKS FOR YOUR SUPPORT!!!

The JSDP Committee

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 20th 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 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: Nicole Castillo, ext. 3339; nicole@lordonmanagement.com
All insurance and collections: Mia Preciado, ext. 3337; mpreciado@lordonmanagement.com
Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com
Liens, legal issues: Donalea Bauer (see above)

WHO YOU GONNA CALL?

**WARM WEATHER, SUNSHINE..SUMMER IS HERE!
GOT THE SUMMERTIME BLUES?**

**CAN'T OPEN YOUR WINDOWS FOR A SUMMER BREEZE BECAUSE OF THE ODOR
FROM OUR NEIGHBORS ACROSS THE CANAL IN OXNARD?**

**AFRAID TO OPEN THE DOOR OR GO OUTSIDE FOR FEAR OF OUR FLYING
FRIENDS THAT WE SUPPOSEDLY DO NOT HAVE?
THEY'RE BACK....THOSE PESKY MOSQUITOS**

**CAN'T SLEEP AT NIGHT BECAUSE OF ALL THE NOISE CREATED BY THE TRUCKS
ACROSS THE CANAL AT NIGHT, OR THOSE FLYING INSECTS BUZZING AROUND
YOUR HEAD?**

CALL THESE NUMBERS TO VOICE YOUR CONCERNS; BE SURE TO GIVE THE DATE, TIME AND YOUR NAME AND ANY DETAILS, I.E. TIME OF ODOR, HOW LONG, ETC.

**FOR THE ODOR
OFFICE 488-3517 FACILITY 271-2215**

**FOR MOSQUITOS
VECTOR CONTROL (RANDY SMITH) 654-2816
MOSQUITO HOTLINE RECORDING 658-4310**