



**September 2012**

# **SURFSIDE III e-NEWSLETTER**

**Daniel Kessner – Editor**



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## **FROM THE BOARD OF DIRECTORS**

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### Landscape Bed Sponsorship

Sponsor a landscape bed. Plant some flowers or shrubs and watch them grow. You provide the labor and materials and get to design the plantscape in the bed. Please contact Bob Banfill for particulars.

### Paving

Paving will start in middle to late September. It will take 7-8 work days spread over two weeks to complete the work. The entire complex will be repaved, seal coated, re-lined, new parking stops, and new speed bumps. All cars in the area being paved will have to be removed. Arrangements will be made with the city to use parking lots near the beach gate and across from the main entrance. Look for flyers in the elevators, and emails for further information on the schedule. Landlords please advise your tenants. Any cars not removed from the designated paving areas will be towed either to an impound yard or to areas not being paved on that day(s). Either way vehicle owners will be assessed a towing fee.

If you know of anyone serving in the military that is overseas or on assignment out of the area that has left their vehicle parked at Surfside III alert Carol Short, our on-site manager. Her contact information is at the end of this newsletter. Hopefully, we can avoid impounding their car.

### To Do List Ranking

The building envelope is coming to an end but there are still more projects to do. The Board has ranked each project. Each Board member did their own ranking 1-30. The rankings were aggregated and the project with the lowest point total from the five Board members was ranked first, the second lowest was ranked second etc. The ranking is listed below.

1. Beach bridge repair
2. Tree trimming
3. Tire treadle spikes on Seawind Way at Industrial
4. Move Industrial St. entry gate to street and remove wrought iron fencing
5. Replace townhouse fences
6. Utility room plumbing repairs
7. Perimeter and interior fencing and railings
8. Front gate access control system and anti-tailgating gate
9. Sidewalk grinding
10. Ground lighting
11. Paint retaining walls
12. Maintenance shed siding – included in building envelope work
13. Clubhouse kitchen renovation
14. Clubhouse library side bathroom renovation
15. Replace elevator floors
16. Fire extinguisher cases and vent grates
17. Street signage

18. Clubhouse conference room
19. Anti- Skateboard bubbles on handicap ramps
20. Sauna doors
21. Pool furniture
22. Meeting room portable projector and sound system
23. Replace dog dropping bins, benches and picnic tables
24. Epoxy 1<sup>st</sup> floor condo buildings to match upper floors
25. Replace mailboxes
26. Replace basketball court concrete
27. Utility room doors
28. Landscaping
29. Refuse enclosure covers
30. Replace outdoor exercise enclosure with paddleball court

The Board will formulate a funding plan for these projects. The funding source will be the capital reserve fund.

#### Bike Riding

Children are riding bikes in a reckless and dangerous manner throughout the complex. While seeing children play and exercising enlivens the complex they can be seriously injured by a car if they continue to ride without looking before going from sidewalk to street. Please be careful when driving and for those with children who ride bikes please instruct them to slow down and look before entering the street.

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### FROM THE ON-SITE OFFICE

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#### Clubhouse Library

The Clubhouse Library has gone through a new phase and as a result we need more shelving for books. If you have a bookcase that you want to replace, please consider donating it to the Clubhouse Library. The Clubhouse sure can use it. Thanks.

#### Outside Recreational Areas

The playground areas are provided for recreation. One is located behind the Clubhouse and the other is behind the Townhomes off Lighthouse Way. The Lighthouse Way Park area is available in the evenings through 9 pm, Monday thru Friday, and 10 pm on Saturday and Sunday. If a resident sees any loitering in the evenings outside of the allowed times, please feel free to contact the Port Hueneme Police Dept at 805-986-6530. We've had a number of incidents very late in the evening that caused noise disturbances to nearby homeowners. If you can identify anyone and wish to report it, please send an email to the On-site Office. All owners and residents of the units are reminded NOT to use walkways, stairways, street, and carports for anything other than their designated purpose. Any violation will result in a fine to their owner's unit.

#### Emergency Preparedness

In an effort to better prepare everyone at Surfside III for any emergencies, we are looking for volunteers who would like to participate in an Emergency Preparedness Committee. There are a number of websites available that are helpful in getting you started. These

include kits, supplies, tips, communication, safety and many more issues.

And so, if you experience extreme weather conditions or an earthquake, you will be prepared to make arrangements for a safe departure from the property.

If you wish to volunteer, contact either Bob Banfill at [ssiibob@yahoo.com](mailto:ssiibob@yahoo.com) or Carol Short at [carol.short@surfsideiii.com](mailto:carol.short@surfsideiii.com).

### Pet Rules

Many more of the homeowners and tenants are walking the property with their dogs in the evenings. To make it more convenient, we've relocated a doggie dispenser which is now between Buildings 3 and 4. Homeowners say that it is solving some of the problems that previously existed. We appreciate your input and hope to eliminate some of the previous issues related to "clean up after pets."

**According to the Rules & Regulations under "Fines Without The Benefit Of A Warning" #8: All pet owners are personally responsible for immediate clean-up after their pets....Anyone violating this rule will be subject to the initial fine without the benefit of a warning for special circumstances of \$100.**

### A Reminder - BBQ/Smoking on Patio/Balcony

With the weather getting warmer, more residents are spending time on their patios/balconies. As a reminder, **no open-flame barbeques/smokers are allowed**. Furthermore, **Smoking** on patios and balconies is prohibited **IF** a complaint is filed with the On-site Office. One complaint will be filed as a warning. The On-site Office will immediately contact the resident advising them not to do so. If a further complaint is made, there will be a \$50 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.

And finally, tiki torches are forbidden on townhome patios and condo patios and balconies. Not only are they a fire risk and sometimes a nuisance to others, but cause structural damage to the stucco and railing on the condos.

### Clubhouse/Pool Area

Effective Labor Day Weekend, the new Clubhouse evening hours will be Wednesday thru Sunday, 5 pm thru 9 pm. The Clubhouse will be closed Monday and Tuesday evenings. An on-site Clubhouse Pool Manager will be available during Clubhouse hours. We have two part-time Pool Attendants and Maintenance Staff who will be splitting their time, either helping Antonio Ruiz, our Maintenance Manager, outside on the Property or with attending the Clubhouse in the evenings.

Children under the age of 14 are not permitted in the pool area unless accompanied by a responsible adult who is at least **18 years of age**. Prior to entering the pool or Jacuzzi, you must shower to remove any soap, body ointments, detergents, etc. **Absolutely no food or beverages will be permitted in the swimming pool area of the Clubhouse at any time. If doing so, a warning will be issued and if repeated a fine will incur.**

### Lost and Found

If you've lost a set of keys or a wallet that doesn't contain identification or **does** contain identification, but you **aren't registered** with the office, check with the On-site Office immediately. Otherwise, the wallets will be turned over to the Port Hueneme Police Department within 24 hours. If you think that you've left some clothing, glasses, etc., behind in the Clubhouse Pool area, give us a call. We can be reached at 805-488-8484.

### Quiet Hours

Please be respectful of your neighbors during the quiet time hours. **"All excessive noise**, such as made by — but not limited to — stereos, musical instruments, TVs, loud voices, parties, barking dogs, car and motorcycle engines, construction, loud household appliances (use limited from 8 am to 9 pm) and any other noise which disturbs nearby neighbors — is prohibited.

Construction and homeowner repairs are allowed Monday thru Saturday from 8 am to 8 pm and 10 am to 6 pm on Sundays.

Several homeowners and tenants have reported that their neighboring unit residents slam their doors. Please be conscious of others because you do, after all, live in a close environment, and the sounds and noises pass on to others easily. Thank you.

### Carport

All numbered carport parking spaces are for the exclusive use of the owner, their guests, or lessees, and by no other persons. If an unauthorized vehicle is parked in a carport space, they can be towed by the authorized person. For those authorized users of the carport, you can contact Payless Towing at 805-485-4880. **Be aware that if the owner of the vehicle parked in your carport moves their vehicle before the towing company arrives, it is your responsibility to contact Payless Towing and advise them in order to avoid a service call of \$50 when they arrive on-site. Payless Towing will always advise you in advance of this charge.**

IF YOU HAVE ANY QUESTIONS, PLEASE DON'T HESITATE TO CONTACT US AT 805-488-8484.

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### COMMITTEE BRIEFS

For more information visit: <http://www.surfsideiii.com/docs/committee/committee.htm>  
Please contact the chair to volunteer.

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**Neighborhood Watch Committee:** Val Lameka; 805-986-2855; [v.lameka@yahoo.com](mailto:v.lameka@yahoo.com)

Dolores Dyer, Police Volunteer, and Officer Ron Davis attended our meeting. Dolores went through the police activity for Surfside III, and although steady for a community of our size, the severity was light. Officer Davis filled us in on the uptick in property crimes in Port Hueneme. It appears to relate to the early release of felons due to prison overcrowding. The felons were serving time for crimes involving thefts and other property related crimes. He analyzed Surfside III's passive measures such as spike strips and lighting updates, but acknowledged that our most effective defense is the fact that we do not hesitate to call the police and report suspicious activity. What we all have to work on individually is to lock our cars every time (even if we leave for "just a minute"), and to hide any electronics, CDs, or other possessions which someone could easily carry off.

Our next Neighborhood Watch meeting will be on September 6, at 7 pm in the clubhouse.

Valerie Lameka

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### FROM THE EDITOR

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 is the 20<sup>th</sup> 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](http://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](http://www.ci.port-hueneme.ca.us), then in the column at the far left, click on "Sign Up for E-News."

Dan Kessner

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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 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.

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## NATIONAL MORTGAGE SETTLEMENT

Several months ago, I found an article in the newspaper that perked my interest. The Federal Government has approved the National Mortgage Settlement. 49 states, of which California is one, have agreed to join in this settlement. The following five major banks, Citibank, Wells Fargo, Bank of America, JP Morgan Chase and Ally/GMAC were fined by the government. In exchange for paying the fines, (to a degree) the Banks (that have agreed to a plan with the Government) will give relief on mortgages. In the past, in order to get relief, you needed to be delinquent or in danger of default. With this program, if you are NOT delinquent in the last 12 months, owe more than the property value (regardless of upper limits) and the mortgage is owned and service by one of the banks, and are not Fannie Mae or Freddie Mac guaranteed, you may be eligible for a refinance at a lower rate, and/or a principal reduction. There are some other restrictions, such as no modification has been done in the last 24 months, and the loan originated prior to a certain date in 2009, your current rate is at a certain level, etc.

The document is lengthy. The above program I believe starts on page 178 of over 300, but there are several programs listed. Review it for what is best for you.

I would suggest that you check the website [www.nationalmortgagesettlement.com](http://www.nationalmortgagesettlement.com) and/or call your bank if they are one of the five. The website has the phone numbers to call.

The bank will do a verbal interview of your income and expenses when you call. If you have your data prepared ahead of time, you can complete the preliminary application on the first call. They will want to know your income and monthly expenses, itemized. They will at some point want supporting documents, i.e. pay stubs, mortgage payments, HOA dues, utility bills, etc.

Per the documents, I understood that the banks were to contact you if they felt you may qualify. Don't wait for their call; take the first step, or if you have a mortgage consultant, contact them to review the process, etc.

My husband and I found this program to be very beneficial in our case. We hope this helps some of you. Good Luck with your efforts. Some feedback on any successes would be nice.

Thanks, Lynn Perry

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## 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**

OFFICE OPEN:  
Mondays & Fridays – 8 am-12 noon  
Wednesdays – 1-5 pm

THERE WILL BE NO ON-SITE TELEPHONE SERVICE WHEN THE OFFICE IS CLOSED.

**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)  
Phone: 805-488-8484

**Carol Short, 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](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)  
Skip Perry - Treasurer [skip.perry@surfsideiii.com](mailto:skip.perry@surfsideiii.com)  
Michael Madrigal - Secretary [michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)  
Bob Banfill - Director [bob.banfill@surfsideiii.com](mailto:bob.banfill@surfsideiii.com)

**LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS**

All escrow matters: Nicole Castillo, ext. 3339; [nicole@lordonmanagement.com](mailto:nicole@lordonmanagement.com)  
All insurance and collections: Emily Polchow, ext. 3337; [epolchow@lordonmanagement.com](mailto:epolchow@lordonmanagement.com)  
Your account, billing address, etc: Liz Lopez, ext. 3319; [llopez@lordonmanagement.com](mailto:llopez@lordonmanagement.com)  
Liens, legal issues: Donalea Bauer (see above)