



September 2015

# SURFSIDE III e-NEWSLETTER

Edited by Gabby Vignone, Carol Short, and Ira Green



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## FROM THE BOARD OF DIRECTORS

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### Annual Meeting Set For Saturday, October 10, 2015

The election of the Board for 2016 will take place at this meeting. The quorum requirement is 50% of the owners eligible to vote. There are 7 candidates running for the Board. If you have not yet received your ballot, you should receive it in the next few days. You will not even need a stamp to vote. Please vote! Please telephone Ira at (818)766-8011 if you do not get your ballot by the end of this week!

You will find candidate statements in the Owners Corner below. This information is in addition to their nomination form which was included with your ballot. We have been informed that one of the candidates is mailing out additional information on their own. Some of the candidates will be commenting on those mail outs in this newsletter.

### Please Read The Candidate Statements And Vote Now

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### New Rules And Regulations

The rules and regulations committee has worked hard to update and clarify the rules and regulations. Please see their section in this newsletter below and respond to them while we are still in the 30 day comment period.

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## FROM THE ON-SITE OFFICE

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### Dumpster Diving

If you witness dumpster diving on the property outside office hours or homeless loitering around, contact the Port Hueneme Police Department at 805.986.6530.

### Pet Licensing Fees

The Ventura County Animal Services has adopted a tiered licensing option for your pets. These licensing fees include both dogs and cats, fertile and spayed/neutered. In order to avoid any fines of reported animals not licensed, you can go to the Ventura County Animal Services website. A copy of the report will be posted on the Bulletin Board in the Clubhouse.

### **Farmers' Market**

Not all of you may know that beginning in May, there is a Hueneme Beach Farmers' Market. It is every Saturday from 10am-2pm at Hueneme Beach Parking Lot A.

### **Balcony/Patio**

In an effort to prevent rodents, etc from entering the balcony/patio areas, please do not keep any food on your balcony/patio area. Also, close your sliders in the evenings. There are reported raccoons, possums and cats walking on the carport roof and on to the balconies and patios. They are also seen around Buildings 1 and 2 walking along the first floor units as well. CA Law prevents the use of traps. Thus, it is up to the residents to help prevent the rodents from their routine visits during the hot/humid summer months.

### **Dryer Vent Cleaning**

In an effort to properly maintain your clothes dryer, there are several important things to make sure that the clothes dryer performs as designed and does not become a fire hazard.

- Clean the lint filter before and after each cycle. Do not forget to clean the back of the dryer where lint can build up. In addition, clean the lint filter with a nylon brush at least every 6 months or more frequently if it becomes clogged.
- The interior of the dryer and venting system should be serviced and cleaned periodically by qualified service personnel, especially if it is taking longer than normal for clothes to dry.
- Make sure the correct electrical plug and outlet are used and that the dryer is connected properly.
- Keep the area around the clothes dryer free of items that can burn.
- Do NOT operate a clothes dryer without a lint filter or with a lint filter that is loose, damaged, or clogged.
- Do not dry anything containing foam, rubber, or plastic (i.e. bathroom rugs).
- Do not dry any item for which manufacturers' instructions state "dry away from heat."
- Do not dry glass fiber materials (unless manufacturer's instructions allow).
- Do not dry materials that have come into contact with anything flammable (i.e. alcohol, cooking oils, gasoline, etc.). These should be dried outdoors or in a well-ventilated room, away from heat.
- Do not leave a clothes dryer running if you leave home or when you go to bed.

### **Common Area Walkway Cleaning**

While the Board is looking at alternatives to reduce the water usage on the common area walkways, we are asking for your cooperation. There are some areas that need added attention because of debris left from contractors not appropriately cleaned up. If you see this, please notify the on-site office immediately so that we can notify the responsible party.

Please do not leave garbage by the front door. There will be a fine imposed. Consider using a double bag when carrying from the unit to the dumpster. There are many areas that are a direct result of garbage spill off and drips. We ask for your cooperation to help maintain the walkways. It would be very difficult for the Maintenance Staff to stay on top of all the buildings and floors. Your help in this area would be appreciated!

If the area outside your front door needs some cleaning up, sweep the walkway with a broom to remove dirt and debris from the surface. Do not sweep over the edge. If you then need to clean anything that may have stained the walkway, take some water in a bucket with vinegar and wipe down the area. If a brush is needed and you don't have one, just ask the office and we will give you one to use. It is important to clean up the spills as soon as you see them.

You can also wash away built-up dirt and grime on your walkway with some dishwashing detergent. Put some of the detergent on the area that needs cleaning before pouring a bit of hot water over it. Scrub the cement with a coarse brush, but not a wire brush to lift dirt stains. Rinse with a bit of water and let dry.

If everyone gives a helping hand until a decision is reached on how to more efficiently clean the decks, it would be greatly appreciated. Thank you.

### **Agendas**

The Davis-Stirling Act requires associations give notice of board meetings, including an [agenda](#) of the meeting. Posting is allowed, provided it is in a prominent location accessible to all members. In addition, associations must mail a notice to any owner who so requests.

Surfside III posts all agendas on the website (Surfsideiii.com) and on the Clubhouse Bulletin Board.

### **Railings**

The on-site office is compiling a list of homeowners who have railings that need touch up. At the June 13<sup>th</sup> meeting a number of homeowners voiced their opinion and said that they would like to paint their own railings. The Board of Directors agreed and the railings can be painted by the homeowner at their own cost as long as the following guidelines are used: (1) the Association will not be liable for work done by homeowner; (2) the railings must be properly cleaned prior to painting take place per instructions below; (3) an oil based paint in the correct color by building will be used and the color will be given to the homeowner. Contact the on-site office for details.

Instructions -

- 1) sand down to metal railing areas that show rust
- 2) within 1/2 hour of bare metal exposure, apply Rust Preventative Metal Primer (Red or White Oxide) [Dunn Edwards] If bare metal is allowed for a longer period, it will need to be sanded down again to remove the rust.
- 3) wait 24 hours to dry prior to applying paint
- 4) paint used is Enduragloss Rust Preventative Silicone Alkyd Gloss Enamel (medium base) [Dunn Edwards].
- 5) allow the first coat to dry thoroughly, and then apply the second coat of Enamel

### **Surfside III Website**

When you open the Surfside III website and the current information can't be accessed, right click and do a "Refresh". The new changes may not show unless you do so. When you hit refresh it reloads the webpage and any new changes show up. This hasn't been the case for everyone, but only a few homeowners are having the problem. The Surfside III website is: <http://www.surfsideiii.com>

The website has taken on a new look which is more user friendly.

### **Website Update**

In an effort to keep you informed on the Surfside III website updates, we will advise you of any additions in the Newsletter.

New Items On The Website And Location:

- Privacy Screen Resolution – Go to information >Governing Docs >Board Policies and Resolutions

### **Email Address**

The Newsletters are routinely emailed to all the homeowners/tenants who provide us with their email address. Currently, they are emailed by Ira Green. The on-site office will soon be taking over this

responsibility. In an effort to insure that you continue to receive the Newsletters and other correspondence, you can stop by the on-site office and fill out a form, or you can email us with your contact information, address, email address and let us know if you are a homeowner or tenant. Please click on the link and follow the instructions. <https://www.surveymonkey.com/s/WQHH5XH> (Hold the Control Button and click left mouse button). For convenience purposes, if you have any additional changes in the future, you can make those changes by clicking on the Email form which is on the Menu Bar of the Newsletter. It will directly take you to the form to update and forward to the on-site office.

#### **Lost and Found**

If you lost your cell phone, keys or any other items on the property, please check with the on-site office. Some items are either found in the Clubhouse or on the Property and returned to the office.

#### **Smoking/BBQ**

Because of Daylight Saving Time and the warmer weather, residents are spending more time outdoors on their balconies and patios. As a reminder, Open-flame BBQ's/smokers are prohibited on patios and balconies for health and safety reasons. Only gas/propane BBQ's are allowed. A complaint filed will result in a warning. If two or more complaints (can be from the same person) have been filed with the on-site office, a \$50 fine for each violation will be charged.

Smoking on patios and balconies is prohibited. 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.

#### **Architectural Application**

If you plan on making any changes/renovations/repairs to your condo unit/townhome, please contact the on-site office in advance. There have been several changes without notification to the on-site office which required the homeowner to tear up the hardwood/laminate flooring only to re-lay it with the appropriate underlayment. Some work requires permits from the City of Port Hueneme and we can advise you. Windows/Doors always require an Architectural Application. Always contact the on-site office in advance of any change. Thank You!

#### **Off-Site Homeowners**

In an effort for the Association to control damage that may occur in units in which the homeowner uses as a vacation home, we would like to recommend that you advise the on-site office when you aren't using it for a one month period or longer. We would like to recommend that you take a look at the moisture alarms now available on the market. They are reasonably priced. In the case of any water damage, it could save either the Association or a homeowner the cost of repairs. Currently, we estimate that the vacation homes are at 18% which is high.

Also, check those **smoke detectors** if you plan on not visiting soon. We have calls from nearby neighbors who hear the smoke alarms but can't identify the unit. Sometimes it takes weeks before we can narrow it down and the on-site office makes calls to homeowners requesting an inspection of the unit to identify the problem.

#### **Lordon Management – On-line Access**

Have you signed up for access to view your account for Surfside online? If not, take a few minutes today to sign up at [www.lordonmanagement.com](http://www.lordonmanagement.com). Go to the right side where it shows owner portal and click in to register for the first time. You will be required to contact Lordon for a one time registration code for security purposes. From this site you can view your accounting history, view your bill online and elect to

receive mailing from Lordon such as newsletters or informational packages via email notice online. In addition, you can also sign up to pay online (Union Bank processing online payments) and very soon you can do credit card payments also online. The site will continue to be updated with new features for our community members.

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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.

In this newsletter issue, we are publishing unedited comments from the seven candidates as well as a note about the Farmer's Market and they follow:

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### **2016 Candidate Statement submitted by Ira Green (Incumbent President)**

**I am running again for the Surfside III Board because of the knowledge and experience I have to run this "city" that we live in. I am asking that you vote for me. Why....?**

- I have developed the Surfside III website to make it a very complete archive of the history of the events and issues that are part of Surfside III. The Surfside III website was used during two court trials brought against Surfside III which claimed that the Board was not maintaining Surfside III and was mishandling the management. Large settlement sums were proposed against each Board member and Surfside III. I attended the trials, the first one lasting 5 weeks, every day. We won both trials and also won our legal fees. The judge in announcing his verdict told us that our website was outstanding and should be a model for other homeowner associations. That website has now been transitioned to a webmaster so that it no longer depends on a board member. The judge went on to say that the Board also was doing an outstanding job in the renovation at Surfside III. Both Bill Betts and I were key Board members at that time.

- I have also developed a personal e-mail list containing over 400 entries. I have used this list to keep owners informed regarding hearings conducted by the Port Hueneme counsel regarding the Trailer Park that was proposed to be approved for the parking lot between us and the beach and also the 49 story building that was proposed to be put into the parking lot alongside us across Surfside Drive. Both of these proposals failed because of the number of owners that attended these meetings in response to my e-mails. Once again the City Of Port Hueneme is bringing up the recommendation to approve a trailer park in front of us. I will respond the same way once again as a member of the Board when hearings are scheduled.
- I have supported owners previously with electronic communication by e-mail. I facilitated owner requests and responded to them. This preceded the open meeting act and the whole Board was copied on all my e-mails. We have hired two on-site managers and this function has been transferred to the on-site office. I assist and respond whenever there are difficult issues to address. Candidate Richard Cusick believes that owner communication would be improved if he was present in the office communicating with owners one day every two weeks. Previous Board members have done this and it always resulted in that Board member micro-managing the office. If Richard is elected I would be very concerned that this would again be disruptive. The Board would also have to empower him to make certain decisions because Board action or even communication between Board members cannot take place outside of the open meeting.
- I have and continue to be the responsible Board member for the newsletter and its publication. Dan Kessner used to draft the newsletter and edited it. Most of what Dan had done has been transferred to the office. One of my goals for this coming year is to improve the newsletter creation process and to transfer my e-mail list to the on-site office,
- I am the legal liaison. In this capacity I have been the interface between the attorneys and Surfside III. Bill Betts and I have knowledge of the past that have allowed us to handle legal issues we have with previous contractors. I am also the interface for collections. Recently Richard Cusick was found to have installed a furnace/air conditioning unit in his common area attic. This was done without Surfside III approval. He was required to remove the unit and he then requested that he be allowed to install his furnace in his common area attic. He cited the fact that several other town home owners had also installed the furnace in their attic. While some of those installations did get Board approval, the law has since changed and does not give the Board the authority to grant that permission. Richard requested remediation. I represented Surfside III at that mediation. I suggested we follow the law which requires his request to be voted on by the owners. The law requires 67% approval. I also suggested that he pay for use of our common area with some additional homeowner dues and that he also carries insurance indemnifying the association. Richard refused to present this request to the owners which seems odd because of his statements about including all owners in decisions.
- This last year as president, I have streamlined lined the open Board meetings which are now completed under 3 hours.
- Richard Cusick is sending out post cards asking owners to vote for him. When he requested that our treasurer, Alex Urmersbach allow him to put Alex's name on his post card, Alex asked him not to include his name. Richard has ignored Alex. I am also told that Richard is having election BBQs. Clearly he wants very much to get onto the Board. If Richard is on the Board, we expect that he will try to convince the Board to violate the current code so that he can put his furnace in his common area attic.
- Mike must be re-elected. Mike Madrigal came onto the Board at a time when we used an outside company to do the scope of work and the bid approval. Mike has been a general contractor for 36 years and has been the Board member responsible for our work. My estimate is that since he has joined the Board he has saved us approximately \$600,000.00. Al Galluzzo has been concerned that Mike may be personally benefitting from this work. We have responded by working out a charter for a procurement committee and approving that committee.
- Al Galluzzo has recommended and we have implemented an Ombudsman committee that will aid us with homeowner communication and feedback to the Board.
- Alex Urmersbach, our treasurer, must have your serious consideration for reelection. Our budgets and reserves are much more reliable and he has also negotiated a fixed interest rate on our loan.

- Bill Betts, our Vice President, must have your serious consideration for reelection. His experience at Wells Fargo has given him the background to provide outstanding leadership. He is the main architect of the overall renovation plan and holds extensive memory of our association business.
- Andy Santamaria has jumped in with both feet and corrected our dependence on utility charges removing them from the operational budget. He should be re-elected.
- Richard Cusick states in his nomination statement that decision making should be made by consensus. He says that almost all decisions should be made by all members of the governing body. Yet when he was asked to follow the new legal codes and get consensus from 67% of the owners for using his common area attic for his furnace, he refused. He also is concerned that there are only three members of the Board making all the decisions. But he is at the meeting and should easily see that we follow the open meeting act and all Board members present participate. He should also see that owner input is sought and is used. At a previous meeting Valley Crest Landscape was replaced by the Board because of input received by a number of owners.
- Richard Cusick says that three votes on the Board would no longer be the standard. He clearly ignores the fact that I go to each Board member in the open meeting and almost all motions are approved unanimously. Strong personalities do not dominate the Board. Alex is the expert on finances. Mike is the expert on contracting and renovation, so, yes, when it comes to repairing the SPA we look to Mike. Bill is an expert on strategic planning, and Andy is the expert on utility billing and contracting. I am the expert on legal and electronic communications. We have recently added several new committees. This is an example of how we are respectfully and meaningfully listening to the owners. We have a committee looking into budgeting, another upgrading our surroundings, and a third facilitating communications with our owners. Private access to a Board member, if decisions are made, is a violation of the open meeting act. The whole Board meets with owners during the executive session to solve problems. While owners do call and e-mail me, I cannot pole the Board for a decision if a Board decision is required because this must happen during the executive session if it is a personal matter.
- I am in hopes that the procurement committee that Al Galluzzo chairs will become effective. To date it has not yet functioned and we have had no progress. I am concerned that it will just add bureaucracy which will only slow down progress.
- Finally, I will be a local resident in few months.

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### **2016 Candidate Statement submitted by Bill Betts (Incumbent Vice President)**

**Reasons for Nomination** - I have served on the Board since 2004 and played a major role in completing the plumbing replacement and then the building envelope repairs. I also completed our first strategic plan in 2013 which focused on operational enhancements. I am in the process of updating it for the next three years. This update will focus more on marketing and improving our appeal in the marketplace. I am also working with Andy Santamaria to re-write our CC&Rs, a complex and time consuming process.

#### **Goals for HOA -**

Revise the CC&Rs.

Update the strategic plan which is the financial plan for the future of Surfside III.

Improve general maintenance and cleanliness of the complex

Develop clear objectives for our employees.

Commence evaluation of replacement options for the camera system.

#### **Comments -**

I have been on the Board for 11 years and have seen many changes at Surfside.

When I joined the Board, the association had no funds in capital reserves, 37 units could not be occupied due to damage from sewer leaks, and the physical building envelope and infrastructure was failing.

We made tough decisions and got the work done. We are financially healthy, and major capital repairs are organized and funded in a long term capital reserve study.

I am disturbed by the candidate statements of Richard Cusick. We have evolved to where we are and along the way changed things. Most of the changes were the result of owner input and inclusion. Some owners dominated the input at the Board meetings and tried to run their own agenda. At the request of several owners who sent letters, emails and made phone calls to Board members the meeting format was changed. Time is provided for anyone to speak. Board members answer the questions or take action items to follow up. Inclusion of all is provided in the meetings. Just sign in and when called ask your questions and get answers. This provides the "less powerful" (Cusick) with an equal voice and time to be heard.

In addition the Board is available to respond to emails and after each meeting Board members can be asked additional questions after the meeting is adjourned.

The Board is not dominated by a few strong personalities. Ira, Mike and Bill have worked together for more than five years and don't agree on everything. We act as a team and accept being out voted. The personality dominance described by Cusick is nonsense. Alex joined the Board a few years ago and has established a systematic and consistent approach to financial management which is resulting in budget surpluses. Andy has jumped in with both feet and developed the bill by usage approach for utilities which is fairer and ended utility line item overages.

I will end with the fact that Richard Cusick installed an HVAC system in his townhome attic shortly after moving in without attempting to get approvals from the Surfside III Board and a permit from the City of Port Hueneme. This resulted in the association pursuing this violation with thousands of dollars in legal expenses including pre-trial mediation.

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### **2016 Candidate Statement submitted by Alex Urmersbach (Incumbent Treasurer)**

Qualifications:

Results oriented Finance and Strategy executive who has worked for top-tier organizations in Financial Services, Entertainment and Internet Industries in the U.S., Europe and South America. Proven leadership and analytical skills to improve financial results, implement business strategy and optimize technology.

I have been serving as the Treasurer for three years and seek reelection for the upcoming term.

**Reason for Nomination:** During my tenure (1) expenses and reserve contributions have been on budget (2) the cash position has grown stronger and (3) financial transparency has increased.

In 2015, I was able to renegotiate the loan terms from a variable rate to a fixed rate, taking advantage of the low interest rate environment and eliminating the risk of rising interest rates of the \$7 million loan until 2027. The reserve study, which is an important tool to assess long-term capital needs, was brought up to date. Also, I established the budget committee and oversaw the audit of the utility charges.

As treasurer I'm committed to manage the finances carefully and conservatively. I will hold the line on unnecessary spending and short-term thinking. I will continue to use my experience as finance executive



in large public companies to prioritize spending and focus the attention of the home owners and the Board on high-value issues.

**2016 Objectives:**

- Identify cost savings and enhance financial controls.
- Ensure that the capital replacements (street lights, roofs etc.) are implemented timely and on budget.
- Revise the outdated CC&Rs to limit the financial risk to all owners and the legal exposure to the HOA.

I believe in collaboration with the home owners and in financial transparency. I want to make Surfside III a better place to live and to increase the value of our investments.

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**2016 Candidate Statement submitted by Mike Madrigal (Incumbent Secretary)**

As a current serving member of the board of directors, I request your support and vote to continue serving our community. I am coming to the end of my seventh term as a Director, and three terms as Secretary of the Surfside III Board.

With the knowledge and understanding I have gained over the past seven years as a Director, along with over 36 years' worth of experience I bring as a General Contractor, I am a uniquely qualified addition to the Board and ask for your support to continue serving you.

I am proud to have served the community alongside the other dedicated Board Members, all of whom bring their unique talents, energy and resolve to make Surfside III a better community for all, and I am committed to continuing to serve the community as a Board Director.

**My Goals for Surfside III** - Many hurdles still face our community, but together with the Board of Directors, the formation of new proactive committees, and a new Procurement Committee, we are poised for the challenge. It's my hope to continue as a Director to oversee and assist with the maintenance program, to protect our renovation investment and limited financial resources. As the Construction Liaison, I will continue to work hard to ensure that there is a successful completion of the long-term capital improvements projects that lay ahead of us.

Our community and homes can be the place we all envision it can be, but we all need to continue working together to maintain and protect all the efforts and investment that went into the completed repairs and beautification projects. With a united effort from all of us, our waterfront community will continue to be a uniquely beautiful place to live.

Serving as a SS III Director has been no easy task, oftentimes voicing an opinion, taking a position or making a decision that is contrary to the opinion or sentiment of other concerned stakeholders, or just making the hard decisions. Yet, in my humble opinion, the best interests of the 2 community has been served, will continue to be served, and all will ultimately benefit from our current Board of Directors very hard work.

As a Board Member I will continue to work hard for all members, listen to all sides of an issue, participate honestly and directly in discussions, and contribute my voice and expertise to help the Board make the best possible decisions in order to benefit our community.

Thank you, Michael Madrigal

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**2016 Candidate Statement submitted by Andy Santamaria (Incumbent Board Member At Large)**

**Reasons for Nomination** - As a resident Director, I seek to continue to use my skills and abilities to improve the maintenance efforts in order to minimize future increases in dues. Having retired as the City of Port Hueneme Public Works Director, being a Director of the Calleguas Municipal Water District, being a State of California registered Civil Engineer and having over 46 years of project management experience will enable me to provide effective ideas in the policy setting and operations of Surfside III.

**Goals for HOA** - My efforts will be focused on the effective use of funds to complete projects that will assist in reducing future major costs. Living on site, I will be readily available to communicate with the owners, and residents and staff whenever necessary.

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### **2016 Candidate Statement submitted by Richard Cusick**

To the Surfside III Community:

An HOA (home owner association) attorney said to me that no HOA attorney would live in an HOA. Another attorney with many years in the HOA field told me that he stopped working with HOAs because he grew frustrated with out of control boards. The newsletter put out by Davis Sterling .com is full of complaints about HOAs where community members do not seem to be able to talk to each other. I believe there is a general problem where a very top down business structure was grafted on to HOA communities. The CC&R's are drafted by lawyers and imposed on a community by developers before homes are ever purchased. HOAs are a big business where developers, lawyers, management companies and five member boards are serviced but individual needs and community cohesion can seem secondary.

A few communities in Northern California have become their own developers in order to write their own consensus based CC&Rs. They are so successful that their homes sell at a premium over conventional HOAs.

In those communities everyone is on the board. The community as a whole makes decisions. Consensus decision making is an established organizational model in the social services field, where I worked over 40 years. Equality of all members, and no "some animals are (not) more equal than others" (George Orwell "Animal Farm"), is reinforced because all members have to be able to live with decisions before the group moves on.

The argument against a consensus system is that "nothing would get done," as one former board member said to me. She thought that if you took the time to hear out less powerful forces in the community the efficient running of the community would break down. This is a false notion of efficiency. Time spent openly engaging all stakeholders in the community avoids costly, contentious confrontations that emerge later after short sighted efficiency. A board of five people is incapable of thoughtfully weighing different points of view when those views haven't had the chance of being expressed and when the board has no reason to listen attentively.

It only takes two strong willed people and one person willing to go along, to control a community of three hundred and nine owners. If we add in rental interests we have a community of approximately 450 households.

Apathy is supposedly the main enemy of a well-functioning HOA but apathy in the face of a disrespectful system is a healthy response. If everyone's voice counts and is accorded respect, community members would be rewarded for thoughtful participation. There is a wonderful feeling when you say something that resonates with a group and a bad feeling when you are clearly out of step with everyone else.

We would have to evolve to this position and to be fully accomplished it would take revising the CC&Rs. Change would have to start with the board functioning on a consensus model. After that, power should be shared directly with the community. Imagine a future where a major selling point is not just the ocean but a community that governs itself with friendly respectful inclusion.

Richard D. Cusick, candidate for the board

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## 2016 Candidate Statement submitted by Al Galluzzo

Dear neighbor -

I am seeking a Board position because as a fulltime 10 year resident homeowner I will be effectively able to confront issues with which I have day to day contact and experience.

I will be readily able to communicate in person with homeowners, office staff, vendors, service providers and city officials to head off or solve problems. As a resident I experience the same frustrations, anxieties and concerns as all of you. I don't need a report to be made aware of a problem: I see it as all of you see it every day. My being on campus should facilitate face to face communication where I can hear your concerns, get your feedback and bring your suggestions to the full Board.

I want all homeowners to feel as if they are being treated with respect. This includes utilizing the talents and expertise of all homeowners that want to be involved, allowing ample time for homeowner questions at Board meetings and holding the Board to the same standard of timeliness, or better, that is required of the homeowners.

The establishment of the Procurement Committee was suggested by me to assist the Board with the process of identifying the best talent at the best price for maintenance contracts or capital replacement expenditures expenses that could affect dues levels or special assessments. Also, it is important that the procurement process is documented by the maintenance of complete, thorough and accurate records so that the reasons for specific decisions can be easily understood. While the committee has been formed and the charter approved, the group has been given no projects to undertake. It will be my goal to use the committee as a matter of course to perform research and conduct a broad market sweep to ensure that we have achieved the most cost effective solutions.

I have put forward a recommendation to the Board for an Ombudsman Committee the purpose of which will be to act as a liaison between the homeowner(s) and the Board in several key ways. First, every new homeowner (whether an owner or a tenant) will be welcomed by the Ombudsman and provided with the CC&Rs, Rules and Regulations and By-Laws, a list of contact numbers and an FAQ list detailing COA information, tips and activities. Second, the Ombudsman may assist landlords by offering assistance with credit and background checks on potential lessees and ensuring that landlords are aware of and prepare all necessary documentation with respect to leasing their property. Third, the Ombudsman may assist owners that want to renovate, improve or modify their property by ensuring they receive assistance with the process. These functions are designed to improve communication and efficiency and ultimately lead to quicker responses. I will work with the Board to implement this Committee once I have their feedback.

My background has been in the financial industry and I provided several analyses and reports to the Board about the interest rate reset risk associated with the COA's loan. The Board ultimately negotiated with the lender to fix the rate through maturity of the loan. I have had extensive involvement with review of the proposed CC&Rs and By-Laws and will treat the revamping of these documents, a process that has gone on far too long, as a priority.

**In conclusion, if you elect me as a Board member I will conduct myself in a manner that reflects I am working for, with, at the pleasure of and accountable to all of you.** It is my goal to get things done that will beautify our community, encourage good citizenship, maintain financial discipline and raise property values. I believe a consensus can be achieved on most every issue confronting the COA so that all constituents are served, not just a select few. Thank you for your vote.

Sincerely,

Al Galluzzo

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### **From An Owner Regarding The Farmer's Market**

I learned from a vendor at the Farmer's Market that started 3 months ago: an announcement was sent to city residents with the water bill. We at SSIII don't see our city's water bills so we missed out on news last spring that a Farmer's Market was coming to a beach near us.

The Farmer's Market at Hueneme Beach is continuing weekly on Saturday 10AM to 2PM year-round. Now Surfsiders can shop, browse, taste, and more, a short walk from home. Many see such an open-air market as a lifestyle amenity and a plus for our neighborhood.

I have attached a flyer (found on the city's website) which might be usable as-is within a forthcoming newsletter. Or verbiage from the flyer could be put into a newsletter blurb. I will write the blurb myself if it needs to be on a separate Word document like Dan Kessner used to like to get stuff. I forget what font he preferred; maybe it no longer matters. I will only write the blurb if someone tells me ahead what the forecast date of the newsletter distribution is and also by what date is a blurb needed.

Re: the attached flyer, I have not seen evidence of cooking demos (yet) nor pet sitting/grooming (not interested), but there has been live music. I've spent cumulatively maybe \$120 at the market on 3 or 4 visits and want to continue to support it; with a good first year, it has a promising future.

If Saturday COA meetings end in time, attendees can head over to the market before it closes, after the meeting.

Dulce Setterfield

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Hueneme Beach  
Certified

# FARMERS' MARKET



## Coming Soon!

Rain or Shine

Every Saturday • 10am-2pm  
Hueneme Beach Parking Lot A

### ★ FEATURING

- Farm-fresh fruits and vegetables
- Cut flowers and plants
- Hand-made artisan/"green" crafts
- Grass-fed beef and fresh fish
- Prepackaged nuts and cheeses
- Honey, hummus, and other delicious prepared foods and beverages

### ★ ACTIVITIES

- Live Music
- Cooking Demonstrations
- Pet Sitting/Grooming and More!

★ CALL 818.591.8161  
FOR MORE INFO

★ FREE PARKING  
FOR MARKET CUSTOMERS



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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:** Chair: Val Lameka – 805.986.2855 [v.lameka@yahoo.com](mailto:v.lameka@yahoo.com)

Our Police Department has initiated a program of "frequent patrols" which is having very good results citywide. Since Surfside III and the neighboring Hideaway continue to experience thefts from unlocked vehicles, the patrols may be a deterrent. Sr. Officer Chavez asked for the newsletter to remind us all to LOCK OUR CARS. We were happy to welcome two couples (new owners) to our neighborhood and give them information.

Our next meeting will be Thursday, October 1 at 7 pm in the clubhouse. Call Val Lameka 805-986-2855 for questions or reports.

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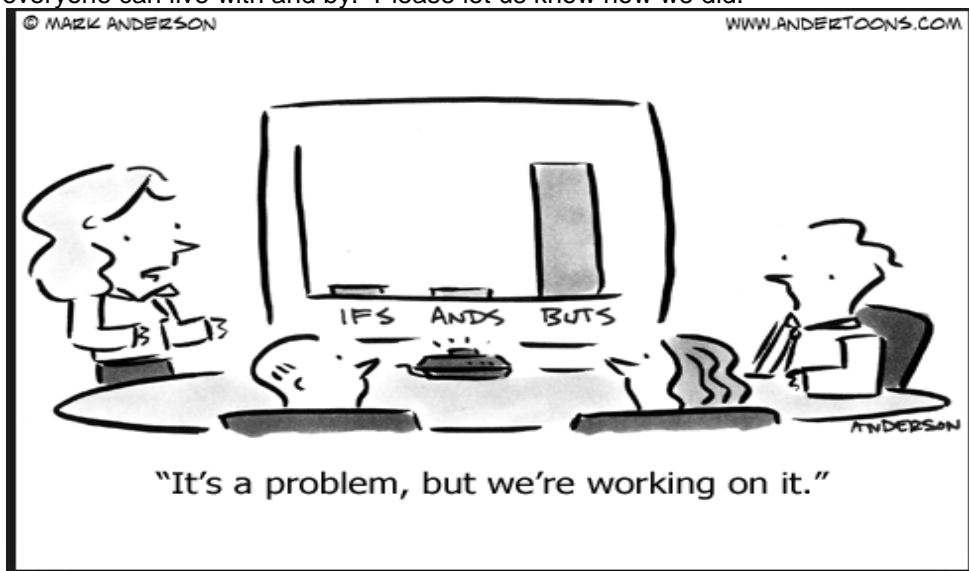
**Beautification Committee:** Chair: Lynne Haile -- 760.912.9149 [lynnehaile1@gmail.com](mailto:lynnehaile1@gmail.com) -- Lynn Santamaria, [lscif95@aol.com](mailto:lscif95@aol.com)

The Beautification Committee has a planting day scheduled for Saturday September 26. Meet behind the Clubhouse and be prepared to plant and mulch our succulent gardens. Come and join us 9am to noon. Our results are impressive. We need your help!

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**Rules and Regulations Committee:** Chair: Ellis Faraci -- 805.415.6794 [ellisfaraci@gamil.com](mailto:ellisfaraci@gamil.com) -- Susan Bradley Pat Dileski – [surfside3rulesandregulations@aol.com](mailto:surfside3rulesandregulations@aol.com)

Hopefully you are all aware that the revised Rules and Regulations have been posted for public comment. All feedback is due by September 19. You can view the R&R draft on the website under the information tab. We really want to hear from you and hope you take the time to review these and contact us via the email address [surfside3rulesandregs.aol.com](mailto:surfside3rulesandregs.aol.com). Our goal was produce a set of rules that everyone can live with and by. Please let us know how we did.



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**Elevator Response Committee:** Chair: Ellis Faraci – 805.415.6794; [ellislfaraci@gamil.com](mailto:ellislfaraci@gamil.com) -- Scott Serbin – [scottserbin@aol.com](mailto:scottserbin@aol.com) Susan Bradley – [beachgirlsusan@aol.com](mailto:beachgirlsusan@aol.com) Conny Ortiz – [connyortiz45@gmail.com](mailto:connyortiz45@gmail.com)

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**Enhancement Committee:** Chair Lynn Santamaria – 805.271.0601; [lscif95@aol.com](mailto:lscif95@aol.com)

During the week of September 14th the Enhancement Committee will commence with Project #4 - the weeding of the volleyball area at Lighthouse Park. The enhancing of this section will hopefully entice residents to use this area recreationally. The Enhancement Committee continues to pick up trash, clean the picnic tables and benches, paint the curbs, and in general, helps to beautify our home here at Surfside III.

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## CONTACT INFORMATION

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### 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:

Monday – Wednesday: 8am – 5:00pm

Thursday: 8:30am – 5:00pm

Friday – 1:00pm – 5:00pm

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

Gabby Vignone, Asst. Property Manager

#### Management Company:

Lordon Property Management

1275 Center Court Drive

Covina, CA 91724

Phone: 800-729-5673

For after-hours emergencies -

818-707-0200 or 626-967-7921

Option 9, listen fully to msg

Donalea Bauer, Vice President, community manager

Email: [donalea@lordonmanagement.com](mailto:donalea@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:

Ira Green - President [ira.green@surfsideiii.com](mailto:ira.green@surfsideiii.com)

Bill Betts - Vice-President [bill.betts@surfsideiii.com](mailto:bill.betts@surfsideiii.com)

Alexander Urmersbach – Treasurer

[alex.urmersbach@surfsideiii.com](mailto:alex.urmersbach@surfsideiii.com)

Michael Madrigal - Secretary [michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)

Andy Santamaria – Director [andres.santamaria@surfsideiii.com](mailto:andres.santamaria@surfsideiii.com)

### **LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS**

All escrow matters: Stefani Cordero, ext. 3339; [escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)

All insurance and collections: April Webster, ext. 3337; [april@lordonmanagement.com](mailto:april@lordonmanagement.com)

Your account, billing address, etc: Beatrice Aguilar, ext. 3319; [Beatrice@lordonmanagement.com](mailto:Beatrice@lordonmanagement.com)