



September 2008

SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



FROM THE BOARD OF DIRECTORS

Plumbing Re-Pipe

Buildings 2, 3, 7, and 6 have been re-piped. Building 5 is underway. After 5, we will move to building 1. The drain line and supply line incident rate there has risen sharply. The re-pipe is \$870,000 under budget. The Board decided at the August meeting to add a sixth building to the project for this year and to epoxy the supply lines in the remaining buildings.

By the end of 2008, the drain lines in six condo buildings will be replaced, all condo and townhouse supply lines epoxied, and all elevators renovated and certified. This will leave building four and eight for drain line re-piping in 2009.

Clubhouse Repairs Update

The flat portion of the clubhouse roof (above the pool) is completely done including new skylights and new gutters. The restrooms in the pool area are ninety percent complete. Toilets are installed and we are waiting for the partitions. Once they arrive we can finish with the electrical and paint.

The east side tile roof was removed and the underlayment (tar paper) was replaced. The metal capping at the top of the tile roof was also replaced.

The exercise room will be painted later this year, or early next. The other two bathrooms will be renovated next year.

Information

Two owners recently made formal requests to the Board for extensive information in several areas, including the costs incurred from the recent attempt to change the CC&Rs (copying, mailing, elections, and legal fees), plumbing repairs and related settlements, and repairs to the Clubhouse (roof work and bathrooms). The Board passed these requests along to Lordon Management, at the same time asking that the information be organized so that it can be posted on the Website. The reason for this is so that the same or similar information will not have to be researched and put together every time a request comes along. This will also make the information available to all owners.

Legal Matter

As a matter of public record, it should be noted that Susan Salehi filed a brief on August 4, objecting to the petition to reduce the voting percentage needed to enact the recently voted-upon CC&R change to eliminate cumulative voting in favor of popular voting. This objection is posted on the Surfside III website on the committee page with the material for the committee responsible for updates to the governing documents. In addition the Petition itself dated 07/29/2008, the

Ex Parte Papers dated 08/14/2008, and the court order dated 08/18/2008 are also posted. To review these materials go to <http://www.surfsideiii.com> and click on information. Then on the web page that comes up click on committees. Then at the bottom of the material for the CC&Rs/Bylaws/Rules & Regulations Update Committee you will see the links for the petition. The link to the committee page is <http://www.surfsideiii.com/docs/committee/committee.htm> .

City Council Candidate

Kesa Ryono from Seawind Way is running for a city council seat. She will be at the next open meeting Saturday September 13 to make a presentation for her candidacy.

Elevators

There have been some problems with the recently renovated elevators. Below is a synopsis. The elevators are under warranty for one year from the completion date and Surfside is not being charged for these service calls.

Building 7: Elevator does not always operate smoothly.

The hydraulic cylinder packing is too tight. Amtech Elevator technicians will repack if the problem continues at no cost to Surfside.

Building 8: Technician fault.

During the monthly maintenance a technician broke a small yet critical metal piece off the rails and didn't have the part in his truck; he replaced it the next morning. Elevator now operates smoothly.

Building 6: Door, Lock Cylinders and Hydraulic Piston

Lock cylinders have failed and have been replaced. The second floor cylinder needs replacement. The outer door did not close properly and has been adjusted. The underground hydraulic piston which lifts and lowers the elevator car when hydraulic fluid is pumped into it under pressure may be leaking. Amtech Elevator Service is monitoring this issue and will report to management if they can confirm the piston is leaking. Each elevator has one of these pistons. The piston is enclosed in a cast iron casing that extends 30 feet into the soil below the elevator. The piston is connected to the bottom of the elevator car. If the piston leak is confirmed, the piston will not be replaced. A retrofit system will be installed where two telescoping pistons will replace the existing piston.

Capital Replacement Study

The 2009 capital replacement study has been completed by Facilities Advisors Inc. The study evaluates the association's physical assets and determines how much should be set aside each year to repair those assets. There are no surprises here. The study is consistent with what the Board has been setting aside for capital replacement. Once the draft is approved by the Board it will be placed on the association web site, and/or available in hard copy at the office.

FROM THE ONSITE PROPERTY MANAGER

Clubhouse

Lost and Found: If you leave your towel or other personal items in the Clubhouse you may find it in our Lost and Found drawer. Please claim your belongings from the onsite office which is open Monday through Friday from 8 a.m. to 5 p.m. and Wednesdays until 8 p.m.

Pool and Spa: Keeping the pool and spa clean is a challenge, especially during the summer months. Help us maintain the facility by taking a shower before getting into the pool or spa in order to rinse off any excess sand, dirt or oils. Make sure your child has waterproof pants over the diapers...contamination in the pool causes us to shut down the entire building for several days. Carefully watch your children at all times while they are in the pool...it only takes a second for an accident to occur. Walk, don't run...keep them safe.

Library: Take advantage of the hundreds of books, fiction and non-fiction, which line the shelves of the Surfside III Clubhouse Library. Borrowing is on the honor system; we ask you to return the books when you finish enjoying them. Additions to the shelves are always welcome.

Pets

Leash: Dogs must be on a leash at all times when in the common area...it's the law. This is a Surfside III rule and a Port Hueneme City ordinance. Respect your community and your neighbors by controlling your dog at all times. Fido may be your best friend however there are many people who do not share an enthusiastic love of dogs.

Barking: Continuous barking is disturbing to your neighbors and is a violation of the rules and regulations which can result in monetary penalties if complaints are not dealt with effectively. Be responsible for your pet, address the barking issue immediately and train them to speak with restraint.

Poop: Take pride in your neighborhood and be kind to your neighbors by cleaning-up your pet waste. Do not allow your dog to leave your unit to do their business without you at any time. There are numerous stations throughout the complex where pick-up bags are available so please help us keep Surfside III shipshape by picking up after your dogs.

Plumbing

Drano: Using any chemical product in the plumbing is a 'NO-NO'. *NEVER...NEVER...NEVER* use Drano or Liquid Plumber to clear a slow draining sink or clogged sink. First, try your plunger...if that fails then call a plumber or call the Association and we will call our plumber. Caustic substances can destroy our drain lines.

Garbage Disposals: This equipment is a convenience; limit your use and do not attempt to grind-up excess food. *DO NOT* dispose of peels, pasta, rice, coffee grounds, grease of any kind, egg shells, lettuce, fruit cores, cereal, cheese or any solid food item in the garbage disposal.

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 or v.lameka@yahoo.com

NEIGHBORHOOD WATCH WORKS!

On the city of Port Hueneme website (click on Police Dept, and then Beat 4) the following appears:

"This past month residents from the Surfside III community were instrumental in assisting our department with identifying what could be considered a drug location. The fact that they took the time to share this information led to (3) arrests, the recovery of narcotics, and drug money seized. Way to go Surfside III!"

Your Neighborhood Watch continues to work closely with our Police Department to keep us safe, and keep our wonderful community WONDERFUL. We also issued 3 NW Certificates of Appreciation. Two went to young teens that spent a lot of time and energy to help with a comprehensive lighting survey. As a result, Surfside III is much brighter, and we are arranging for more lighting in some of the darker areas. One Certificate was for a Renter who was instrumental in the arrest of the gasoline thief who plagued us since July 4. We have had no further thefts of gasoline since the arrest. As you can see, Neighborhood Watch needs Renters to participate. We will feed you at the meetings, and welcome you with open arms!

Landscape Committee - Dan Kessner; 818-274-6048; dkessner@csun.edu

First of all, we have changed our regular meeting time to keep it close to the Board meeting. We will now meet on the Thursday before the second Saturday of each month, still 4:00 pm in the Clubhouse, so our next one will be on Thursday, September 11, at 4:00 pm.

We are still in the early stages of developing a comprehensive plan for our complex. We have requested recommendations from our landscape contractor, and continue to ask for your input as well. Please share your ideas on any aspect of landscaping.

Finally, part of our monthly meeting agenda involves an informal walk-through inspection of the grounds. The main purpose of this is to identify specific problems and to make sure owners are keeping their plants and trees off of stucco surfaces, which has caused trouble in the past.

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.

Vigilance Controls Mosquito Populations

My neighbor moves away and suddenly I no longer have to battle hundreds of mosquitoes. What happened? It turns out that my neighbor's patio garden was a major source of a constantly reproducing mosquito population. Potted plants with standing water in the trays under their pots make a nice home for newborn mosquito families. The best way to prevent large populations of mosquitoes is to control them when they are in the larva stage in standing water. You can control them as larvae by dumping standing water from containers that collect water. The minimum time for development of mosquitoes is seven days--so if those containers can be dumped once a week, that's good enough to prevent the mosquito development.

Mosquitoes are impossible to avoid during the summer, but you can take steps to reduce their numbers around your home. K-State Research and Extension entomologist Ludek Zurek says your #1 target should be standing water. By making your property inhospitable to mosquitoes and mosquito larvae, you will decrease the risk of bites and potential illnesses mosquitoes can spread. All in all, there's not a good reason not to prepare your home for better mosquito control!

Submitted by Karen Bell

FROM THE EDITOR

Owners should be aware that the Newsletter is always available on the website: www.surfsideiii.com. This includes back issues.

There has also been discussion about the possibility of saving some money by changing the Newsletter to an electronic format, either via the web or e-mail (which the Editor is fine with). It turns out that the savings would probably not be significant, however. Since it is included with the monthly bills, there is no additional cost for postage, and Lordon Management does not charge for their labor in stuffing the envelopes. The only savings would come from reduced duplication costs. There would be a significant change, however, if we change to electronic billing.

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 for submissions is the 10th of the month for the following month's issue.

Thanks, 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 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

Marcy Sherbok, On-site Property Manager
Ron Pierson, Construction Services Coordinator

Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5

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
Ira Rubinson - Treasurer ira.rubinson@surfsideiii.com
Karl Twyman - Secretary karl.twyman@surfsideiii.com
Joe Dehorty - Director joe.dehorty@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; patty@lordonmanagement.com
Your account, billing address, etc: Cara, ext. 3319; cwoellhof@lordonmanagement.com

Excerpt from Davis-Sterling.com Newsletter published July 20, 2008

SECURITY CAMERAS

QUESTION: Can associations install surveillance cameras? Doesn't it violate our privacy as owners?

ANSWER: Yes, associations can install surveillance cameras. However, there are limitations on where they can be installed. Cameras cannot be installed in areas where there is an expectation of privacy, such as restrooms and saunas. In addition, there are limitations on recording sound where owners might have expectation of privacy regarding their conversations.



SNOOPING DIRECTORS

QUESTION: The board installed security cameras but won't tell us where they installed the monitors. Can they refuse to give us this information? We are concerned that snoops on the board are watching us from their own condos.

ANSWER: Unlike larger associations that have their cameras monitored by security personnel, smaller associations with limited budgets turn to volunteers to monitor the cameras. This creates an unfair burden on the volunteers and suspicion among owners. Sometimes, directors take their duties too far and become snoops.

Internet Cameras. To avoid such problems, more associations are installing security cameras that feed their signals to a website. This allows all owners to monitor cameras at any time day or night by simply logging onto the site. The website is password protected so that only members can review the cameras. This enhances security and eliminates suspicion about inappropriately aimed cameras. Owners who see breaches can immediately take appropriate action. Your association should explore this solution.

Excerpt from Davis-Sterling.com Newsletter published July 27, 2008

PRIVATE BALCONY CAMERAS

QUESTION: Can homeowners install cameras on their balconies that point toward the front entrance of the building?

ANSWER: It is not against the law for a homeowner to point a camera toward the front entrance of the building. People entering and exiting the building have no expectation of privacy since they can be seen by anyone standing on their balconies as well as people on the street. However, the association can prohibit the attachment of CCTV cameras to common area railings, balconies, ceilings and walls. Boards can also adopt rules that require cameras to blend into the structure and be unobtrusive. The rules can also prohibit the pointing of cameras toward other owner's windows and balconies.

PRIVATE HALLWAY CAMERAS

QUESTION: Is it legal for homeowners to install a camera at their door that covers the hallway entrance to their unit?

ANSWER: If the camera is inside the unit looking through the peephole, that would be no different than an owner looking through their peephole to see who is standing in the hallway. As long as the camera is located inside the owner's unit, it is legal. If the camera is installed in the common area hallway, the installation must have the association's permission.

DUMMY CAMERAS



QUESTION: Our association has security cameras by the garage gate and outside our entrance doors, but the cameras do not work. They are only there to deter thieves. Does this bring a false sense of security to owners who may sue if they are not working cameras?

ANSWER: I am not a fan of dummy cameras. Even if they deter some criminal activity, dummy cameras create potential liability for the association because they create an expectation in owners and visitors that the association is monitoring the common areas. In my opinion, it is better to spend the money to have working cameras. In addition, some insurance companies may offer discounts to associations that have working security cameras.

SECURITY CAMERA SIGNS

QUESTION: Our association recently decided to install security cameras on our property. Are we required to post signs on the property informing people that we have cameras?

ANSWER: As long as the cameras are in public areas where there is no expectation of privacy, you do not need signs. However, some associations choose to place signs on the property as an additional deterrent.