



October 2010

SURFSIDE III NEWSLETTER

Daniel Kessner – Editor



FROM THE BOARD OF DIRECTORS

Colors, Colors, Colors

Those of you on our e-mail distribution saw that the results of our poll was anything but definitive. In fact, the most numerous category was, taken together: beach + none. The Board has hired an award-winning decorator. Her first comment was that her choice on the Internet was none. You will hear more soon.

Window & Slider Upgrade During Building Envelop Work

During the Building Envelope work you will have an opportunity to upgrade your windows and sliding doors at discounted prices. If you are interested, please contact Boswell Construction at 818-668-3116 to schedule an appointment. Now is the time to contact Boswell to schedule an appointment; otherwise you may miss the opportunity once they begin the project.

Milgard Tuscan Series (including installation)

	Window Price	*with 15% Discount
2'0" x 5'0" window	\$584.10	507.91
2'6" x 3'0" "	499.28	434.16
2'6" x 5'0" "	591.67	514.50
4'0" x 3'6" "	573.49	498.69
5'0" x 3'0" "	585.61	509.23
6'0" x 3'0" "	624.99	543.47
8'0" x 3'0" "	808.25	702.83
5'0" x 6'8 Sliding Door	1,724.40	1,499.48
6'0" x 6'8" "	1,816.79	1,579.82
10'0" x 6'8" "	2,733.09	2,376.60
12'0" x 6'8" "	3,060.23	2,661.07

*15% discount only applies to time period when scaffolding is around building.

Homeowner assistance in measuring is available. Measure length first and height second for all windows and sliders.

Building Envelope Scope of Work

Below is a list of items that will be replaced or repaired as part of the building work currently underway.

Replace all existing T 1-11 with pre-primed Certain Teed siding, cedar shake design.

The balcony and walkway decks will be repaired and re-coated.

All guardrails will be replaced with side mounted zinc & powder-coated wrought iron guardrails.

Garage flat roofs on townhouses will be replaced.

Metal flashing, trim, edging will be replaced where needed.

Replace up to 120 building posts.

Replace all rotted and/or termite damaged wood.

Remove "false" chimneys, repair roof sheathing and patch roofs.

Replace chimney caps on townhouses.

After repair, all stucco shall be coated with Sto Powerwall Medium Sand coating.

Paint all exterior buildings. Pressure-wash all buildings; prep, primer and two coats of 100% acrylic exterior paint.

COMMITTEE BRIEFS

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

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

The most unusual item on the August police log for Surfside III was that they responded to a report of "several dogs not on a leash on the bike path." The police also responded to the "tree on the car" on Lighthouse, and several reports of fence jumpers. Nice to have no problems in the units reported.

There have been reported incidents of children being nosey and excessively loud in the park areas as late as midnight to 1 am. Please refer to the rules and regulations in regard to the hours that the park is open. If nothing else, please be courteous at these late hours to those that live adjacent to the parks. Please refrain from unnecessary loud noises. If substantiated, this is a \$200 fine per the rules and regulations.

The next Neighborhood Watch meeting will be Thursday, October 7, at 7:00 pm in the clubhouse.

Questions and reports to Valerie Lameka.

Valerie Lameka

FROM THE EDITOR

Please send all newsletter submissions to me at dkessner@csun.edu. Please avoid any special formatting and use Arial 10-point font if you have it. The deadline is the 10th of each month for the following month's issue. Owners and renters should be aware that the Newsletter is always available on the website: www.surfsideiii.com. This includes back issues.

The **Owners' Corner** is a forum for all of you to voice your opinions on anything that might be of interest to everyone else. Please feel free to take advantage of this.

The City of Port Hueneme now has a free electronic newsletter with information on various city-related matters and events. To sign up to receive it, visit the city website: www.ci.port-hueneme.ca.us, then in the column at the far left, click on "Sign Up for E-News."

Dan Kessner

CONTACT INFORMATION

MAINTENANCE/RESIDENT SUPPORT (PHONE NUMBERS AND E-MAILS BELOW):

Contact Lordon Management, Jennifer Critchfield; for e-mails always copy Donalea Bauer

Include your phone number(s) and/or e-mail for response before end of next business day. If you get her voice mail, but would like to speak with her directly, hit zero and talk to the operator.

If more urgent, call Donalea Bauer.

Surfside III On-site Property Manager's Office: 600 Sunfish Way, Port Hueneme, CA 93041

Phone: 805-488-8484

Please note that calls regarding maintenance or billing should be directed to Lordon Management.

Surfside III Direct Contact:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
<http://www.surfsideiii.com>
manager@surfsideiii.com
Phone: 805-488-8484

Scott Walker, On-site Property Manager

Carol Short, Assistant On-site Property Manager

Management Company:

Lordon Property Management
1275 Center Court Drive
Covina, CA 91724
Phone: 800-729-5673
For after-hours emergencies, dial 5 or
626-771-1075

Donalea Bauer, Vice President, community manager

Email: donaleabauer@lordonmanagement.com
Phone: 800-729-5673 x 3342

Jennifer M. Critchfield, assistant community manager

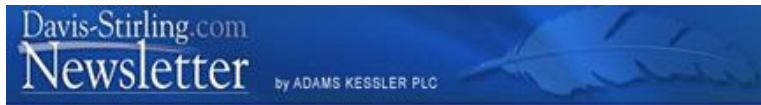
Email: jcritchfield@lordonmanagement.com
Phone: 800-729-5673 x 3380

Our Board:

Bill Betts - President bill.betts@surfsideiii.com
Ira Green - Vice-president ira.green@surfsidediit.com
Skip Perry - Treasurer skip.perry@surfsideiii.com
Michael Madrigal - Secretary michael.madrigal@surfsideiii.com
Bob Banfill - Director bob.banfill@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Kasey Lane, ext. 3339; klane@lordonmanagement.com
All insurance and collections: Patty Bosch-Barrios, ext. 3337; pbarrrios@lordonmanagement.com
Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com
Liens, legal issues: Donalea Bauer (see above)



For California's Community Associations

August 1, 2010

BID SHOPPING

QUESTION: I would appreciate your comments on whether bid shopping by a board of directors is a violation California law or a violation of the Code of Ethics by a certified manager.

ANSWER: There are two types of bid shopping and both are considered unethical because of the unfair competition involved.

Pre-Award Shopping. The first type is called pre-award bid shopping and occurs when a board or manager receives bids on a project and instead of awarding the contract to the best bid takes the lowest bid without the contractor's knowledge or approval and discloses it to other contractors. The board or manager "shops" the bid in an effort to get new proposals below the original bid. At

that point, the board may award the contract to a new low bidder or squeeze everyone yet again with another round of bid shopping.

Post-Award Shopping. The second type is called post-award bid shopping. This one is done by the general contractor after the association awards him the contract. It is done without the association's knowledge or approval. The general takes his subcontractors' bids and shops them in an effort to drive down the costs he quoted the association. He does not pass the savings on to the association. Instead, he pockets the difference.

Negative Impact. Using a legitimate bid to chisel down other bidders can significantly impact work quality. Contractors will cut corners by substituting cheaper materials and inexperienced labor in an effort to make a profit. Some states have made efforts to curb this practice. Those efforts have been largely unsuccessful.

Managers. I reviewed the [Codes of Professional Conduct](#) posted by the Community Associations Institute (CAI) and the California Association of Community Managers (CACM) on their websites. They don't directly address bid shopping but their ethics standards are broad enough to cover the practice. In 5-01(b) of CACM's Standards of Practice:

[Managers] shall employ a sealed bid process wherein all bids are received sealed and are opened in the presence of the client board or its designated representative other than the Member.

Paragraph 14 of CAI's Professional Manager Code of Ethics states that managers shall "Not engage in any form of price fixing, anti-trust, or anti-competition."

RECOMMENDATION: I know that boards and managers who engage in bid shopping have good intentions but the practice is not ethical. Moreover, using it to save a few dollars may actually backfire and cost the association more money than it saves.

FDIC INSURANCE

On July 21, 2010, basic FDIC insurance coverage was permanently increased to \$250,000. The standard maximum insurance amount of \$100,000 had been temporarily raised through December 31, 2013. That increase is now permanent. The coverage applies per depositor, per insured institution. Boards should take this into consideration as part of their association's [investment strategy](#).