



SURFSIDE III NEWSLETTER



October 2006

Daniel Kessner - Editor

Message From the President and Board of Directors

Clubhouse Usage For Parties: While the Rules and Regulations do not provide for clubhouse use for personal events, such as a wedding reception, special applications to the Board have resulted in approvals in the recent past. The wedding reception that was held on Saturday, September 2nd, was without the knowledge or permission of community management or the Board. In the future the Board will be providing on-site clubhouse management and monitoring. When that is in place, it will result in a difficult situation, because the monitor will be required not to permit parties that have not been approved. Please contact the management or the Board if you wish to use the clubhouse for a special event.

Parking Citations Issued by Gold Coast Security: If you received a yellow citation from Gold Coast Security on Saturday, September 2, because you were parked backed into your space, please do not send the \$25. I am told that these citations request that they be paid on a website or sent to an address in Santa Barbara. Lordon is not aware of these citations and there will be no billing to your account.

Note that the Rules and Regulations do NOT prohibit backing into your space to park. Also Gold Coast Security's contract was cancelled as of Thursday, August 31. This is not a valid citation.

Non-owner Residents: Once a month the e-mail newsletter is sent out, which is also posted on our website. These e-mails are for all residents, including those who rent. If you know someone that rents, please ask them to send their e-mail address to ira.green@surfsideiii.com so that they can receive special announcements and the monthly newsletter.

Insurance: Our State Farm agent has been working with us to renew our policy. The many claims made have put a heavy burden on the insurer. Our policy has been renewed until August 15, 2007. The certificate of insurance has been posted on the website under [governing documents](#).

Around the complex: A new lanyard has been installed on the flag pole, along with lighting, thus permitting the U.S. flag to remain flying 24 hours a day. The overhead lighting throughout the complex has been checked and replaced where necessary. The lighting on the picnic area has been brought up to code and is functional, including the parking area on Lighthouse Way. An emergency phone (dials 911 only) has been installed in the pool area. Bids are being solicited for replacement of all pagoda lighting along the walkways. The continuing water flow coming from the clubhouse area is being examined to determine the source and necessary corrective action. A new security company has been hired to provide fixed time visit/inspection/closing of clubhouse as well as additional random visits each night.

The city will require us to remove the shower and wash-off station near the beach gate. The wastewater empties into the canal. We either have to pipe the wastewater to a sewer line or install some other form of approved method to treat the water rather than draining into the canal.

Personnel: Currently recruiting for a second maintenance worker; currently recruiting for pool attendant(s); a new personnel manual has been drafted and will be approved by the BOD at executive session.

Special assessment: BOD has interviewed four firms engaged in engineering services/ construction management. Final negotiations are underway and are expected to be approved during executive session.

Other. A maintenance protocol has been drafted to facilitate inspection, remediation, and reconstruction of damaged units as well as monitoring of all units currently being repaired.

Committee Briefs

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

Architectural Committee Chair: Linda Kaplan, 818-887-6565, sidekap@aol.com

No report this month

Budget Committee Chair: Wayne Matayoshi, wayne.j.matayoshi@boeing.com and wjm3206@verizon.net

A budget committee meeting was conducted on 9/9/06 from 10-12 in the clubhouse. Present: Wayne Matayoshi (Chair), Ira Rubinson, Kellie Egan, Marvelle Ross, Inna Giler (Treasurer), Linda Flores (Lordon Management).

1. Operational Budget Expenditures and Issues: August reports were distributed by Lordon for review. Additionally, previous West Coast and Service Master invoices were provided for documentation. Topics discussed were as follows.

Plumbing repairs. Kellie Egan and Marvelle Ross have copies of past billing invoices from Service Master and West Coast. If any owner has any issues about charges (since April 2006), they should contact Kellie at surfside3_budget1@yahoo.com. Emails should include date of reporting to Lordon, date of work performed and specific facts of the service performed/not performed. Kellie and Marvelle will try to review these based on cost and timeframe in order to determine whether a recommendation should be made to the Board for further review.

The process for conducting repairs will be reviewed to see if any methods to improve billing communications between Lordon and the owners can be effected in the future. Key items discussed with Lordon were to ensure that each contractor invoice contains specific data to include cause of problem and responsibility (owner/association). Each invoice should also contain specific labor hours and material costs to facilitate review and processing of payments by Lordon/owner.

A request was made to Lordon to provide a monthly metrics chart showing service performance for conducting unit repairs. Key items on the chart should contain the requested date, contracted date and cost, BOD approval, completion date, average cycle time and cost for task (metric), and remarks (if funding is not available to perform service). This chart should show owners the current status of repairs for their units. It will also be a performance measurement tool for Lordon and the HOA. We will make a recommendation to the BOD to place it on the website for owner access.

CC&Rs Rewrite. Inna reported that the legal review of the CC&Rs will be conducted in conjunction with other pending efforts. Result should be a low/no cost effort.

Elevator Maintenance. Discussions with Joe Dehorty indicate that the elevators will cost approximately \$39K each to replace (Republic). This cost is within the amount allotted in the special assessment (10 elevators = \$450K). Actual replacement will be scheduled in conjunction with plumbing repair work. Will coordinate with Board and Maintenance committee in order to determine estimates for additional short term maintenance costs in 2007 operating budget.

Security. Will discuss future security costs with BOD this month to determine 2007 requirements. Will incorporate new data into 2007 budget plan

2. Reserve Study and Funding. The reserve study was done last year, 2005, and we are not required to do an onsite inspection again for two more years in 2008. An offsite update will be done in 2007. The 2007 Budget,

developed by the Budget Committee, and approved by the Board, is targeted to be published in the November newsletter.

Currently, no growth in Reserve account has occurred based on remaining 2006 operational budget needs. Hopefully, once the special assessment repair efforts commence, the Reserve can be rebuilt to the required level for 2007 and beyond. A management (BOD) reserve may be built in to the 2007 operating budget to prevent Reserve withdrawals in the future upon further development.

3. Special Assessment: Have received initial report from Lordon that approximately \$448K (out of \$618K required for the month of August) has been received for the special assessment (\$20K/unit). We will coordinate with the BOD to understand options for the delinquent accounts. Based on discussions with Joe Dehorty (HOA Director), there have been no expenditures to date. Contracting and project management costs should start in September.

Next committee meeting will be on Saturday 10/14/06 from 10-12 in the clubhouse.

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Clubhouse Committee Chair: Katy Greenstreet, 805-488-5464

Request to all residents: In general, the blinds in the clubhouse should be kept open. This helps reduce potential mold problems. If you need to close them briefly to get the sun out of your eyes while you are in the library or office area, please re-open them when you are done.

Communications/Newsletter Committee Chair: Linda Kodman (resigned) – Dan Kessner is leading the replacement activity.

Communications Tools:

Website - Our website now has a "chat room." This is an online tool for Surfside III residents to share ideas, opinions, etc., about the association in real time. The webmaster has plans to upgrade from this basic version as he gets a feel for how we all use it. Please check it out at www.surfsideiii.com/room and provide George (our webmaster) with your ideas, input, and questions on how to use it (webmaster@surfsideiii.com). Future site features may also include a "bulletin board."

Newsletter - Owner submissions for the newsletter are welcome. What is going on in your building? Are there security issues? Questions or concerns you have? Want to point out improvements you are seeing? Send any submissions to Dan Kessner (dkessner@csun.edu or 818-709-8534) before the 10th of each month for submission in the next newsletter. A few days earlier will give him time to contact you if he has any questions or needs clarification.

CC&Rs/ Rules & Regulations - Now is a great opportunity to make your voices heard for the next version of the CC&Rs and Rules & Regulations. If you have comments or recommendations for changes, please forward them, in writing, to Ira Green through Lordon Management or preferably by e-mail to ira.green@surfsideiii.com.

Resident Concerns Brought to the Committee:

Highlights on Board Activity - Board submissions to the newsletter are improving...don't you think? Keep encouraging them by letting the Communications Committee know what you want to hear about. These requests are often behind the Board's newsletter submissions. What do you want to know? They spend countless hours working on hundreds of issues and find little time for reporting back. Help them out by letting them know the most important issues on your minds.

Status Request of Delinquent Fines and Assessments - We are still waiting for a report of fines imposed (by infraction), any delinquencies in payments, and actions taken to collect this money. We were told by owners that this information was important to them and we repeat our request to the Board and Lordon to provide an update soon. A section in the next newsletter would be best so all owners can receive the update.

Elections - An owner pointed out that elections are around the corner and no plans yet seen from the Board. We've been told that the Board has not forgotten about elections! They are getting a legal interpretation of the new laws governing our annual meeting. The meeting may actually be delayed until mid November and that would give them

more time to prepare election material and put them in a future newsletter. The election laws will radically change how our elections will be done ... actually, very much like the way it was done for the special assessment.

Financials - May, June, and July financials had not yet been approved and therefore were not yet posted. At least one Board member supports a simple cash flow summary in the newsletter so we don't get so far behind in the info flow.

Routine Maintenance - So where does this fall in the priority list if all the attention is going to "special assessment" maintenance? We asked the Board. In response they hinted that there is some new life being breathed into the "Maintenance Committee." Consider volunteering for that committee if you want continued activity on our more routine maintenance issues.

Environmental Concerns Committee Chair: Michelle Hoffman, 805-488-6059,
stitchnbike@adelphia.net

This month the environmental report will cover a subject inside the Surfside III complex.

THANK YOU BILL BETTS, KARL TWYMAN AND HECTOR IBARRA WHO TOOK AND SPENT THEIR LABOR DAY CLEANING UP A VERY BIG STINKING MESS!!

Over the Labor Day weekend someone threw two twin beds and mattresses into the trash area next to Building 3. There was no room left for the rest of us to dispose of our trash, however everyone continued to throw trash on top of the overstuffed bins. Monday morning the city pulled out the recycling bin, causing 100s of messy, smelly trash bags to spill out into the trash enclosure and parking lot. It is not the job of the truck drivers to pick up trash left on the ground, so it remained.

A team led by association President Bill Betts and Karl Twyman picked up the mess which filled up all four trash bins in the trash enclosure. THANK YOU, THANK YOU, THANK YOU for taking care of a very disgusting mess that is not part of your job description as board members.

And to the pigs who created the mess - I don't know how you will be caught, but you will be! There are a lot of us here at Surfside III who have pride in our homes.

Landscape Committee Chair: Terry Smith, 805-648-5433 between 11AM-8PM, smithannterry@yahoo.com

Just a reminder that the individual owners of the town homes are responsible for trimming or removing trees and bushes located inside their private patios so that they do not touch the building surfaces, clog the gutters, or damage the fences, patios, and utilities. Also, please immediately remove any ivy, vines, or plants growing on the stucco since this causes damage to the walls and water intrusion. Please do this before any damage occurs, which would then be the homeowner's responsibility to correct.

By the way, the trimmed coral tree will fill out and be pretty again, while now our residents are enjoying their ocean views again. Bidding is in progress on other problem trees that homeowners have reported to us. We will be focusing on the townhome area in our future meetings, which are held on the 4th Thursday of each month in the clubhouse at 4 PM.

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Maintenance Committee. The Maintenance committee is soliciting additional membership. Right now there is only one active member. Please contact me at 805-488-0033 or eliwigg@adelphia.net. Thanks, Eli Wiggins.

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Neighborhood Watch Committee (Anonymous for safety reasons) neighborhoodwatch@surfsideiii.com

No report this month

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Inactive Committees (Contact ira.green@surfsideiii.com to Volunteer)

Risk Management Committee: Seeking chair and members to identify, analyze, and develop recommendations to the Board with regard to ethical, insurance, and potential legal issues. Will NOT be giving legal advice.

Recruitment Committee: Seeking chair and members match owners and residents to volunteer board and committee vacancies as they occur, present those recommendations to the Board, and orient any new volunteers to their positions.

Rules Enforcement Committee: Seeking chair and members to monitor violations that endanger the security, peace, and property values of our community. Confidential reporting of violations and actions taken will hopefully serve as reminders to all of us, thus preventing the need for fines.

Special messages.

Fellow Homeowners,

Having served on the Board, I believe I understand the time and effort it takes to serve our community as a Board Member, and the little thanks you get for it. You constantly hear the complaints and not the good things. That being said, I would like to thank the current Board Members for a job well done.

As we near another election, I believe it important to remember where we have been, and the tremendous progress we have made in identifying the issues, and getting homeowner support to fund the repairs. We need to continue to move forward rapidly and with continuity, in my opinion.

Even though I would understand a Board Member not wanting to run another year, I would encourage them to run for election again and also encourage all homeowners to support them.

I believe that the current Board has worked hard to identify the most pressing issues, and the cost to repair them. They have a plan to move forward, and we need to support them so that plan can be implemented, without any distractions or change in direction. Again, we all know where we have been, and we do not want to go there again. We need to keep this Board and support them, as they are concerned about the future of this community in my opinion.

Once again, thank you to the Current Board members for a job well done.

Sincerely, Skip Perry

Mosquito situation.

Numerous residents have reported problems with mosquitos in recent weeks. The stagnant water in the nearby canal is clearly a cause for concern, and the county has reported cases of West Nile Virus. Our thanks to Debby Padilla, who has provided the following helpful information sources on this important matter:

Ventura County Environmental Health Department, 800 S. Victoria Ave., Ventura, CA 93009

Websites: <http://westnile.ca.gov/home.htm>

http://westnile.ca.gov/website/mosq_control/Overview_Mosquito_Control_Practices_CA.pdf

http://westnile.ca.gov/edu_materials.htm

www.commerceprinting.com/ftb/online.htm

Contact Information

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

Contact 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 more urgent, call Donalea Bauer.

Surfside III Direct Contact:

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

Management Company:

Lordon Property Management
31416 Agoura Road, Suite 105
Westlake Village, CA 91361

Jennifer M. Critchfield, assistant community manager

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

Linda Flores, community manager

Email: manager@surfsideiii.com

Donalea Bauer, Vice President

Email: donalebauer@lordonmanagement.com

Phone: 800-729-5673 x 3342

Our Board:

Bill Betts - President bill.betts@surfsideiii.com

Ira Green - Vice-president ira.green@surfsidediii.com

Inna Giler - Treasurer inna.giler@surfsideiii.com

Karl Twyman - Secretary karl.twyman@surfsideiii.com

Joe Dehorty - Director joe.dehorty@surfsideiii.com