



SURFSIDE III NEWSLETTER



November 2006

Message From the Board of Directors

The Next Surfside III Board of Directors OPEN BOARD MEETING will be held in the Surfside III Clubhouse at 10:00 am on SATURDAY, October 28, 2006, followed by an Executive Session (Closed Session). This was rescheduled from the original October 11 date.

The open meeting for October 11 has been postponed until Saturday October 28 at 10 AM. The meeting on October 28th will be an open informational meeting regarding the special assessment. A representative from Stonemark Construction Management will make a presentation. This is the Company we are contracting with to manage our restoration project to be paid for with the funds from our special assessment. The change in meeting date is being made in order to comply with recent Civil Code changes and to approve election rules for the upcoming annual election of the Board Of Directors. If you have any concerns about the election rules as distributed, which can also be found on our website <http://www.surfsideiii.com> on the information link under governing documents, please send your concerns to, Ira Green, at ira.green@surfsideiii.com, so that your concerns can be considered before we adopt the election rules on October 28th.

RECENT BOARD DECISIONS

The Board decided at its last meeting that, for any units sold, the entire balance of the special assessment will be collected at closing of escrow, no transferal to the new owner. The owners must work out who pays; we don't want any "misunderstandings."

The board approved a contract with Stonemark Construction Management to begin work on preparing for the plumbing rehab. Also approved was a final contract with Republic for the elevator rehab.

Interviews are continuing for both a maintenance worker & pool attendant. We are doing background checks on two candidates and if good we hope to have an additional maintenance employee on-board by the time you receive this newsletter. An offer did go out to one of the applicants for clubhouse attendant and Joey Garcia started Saturday, October 21st. He will be working from 12:00 noon to 8:00 PM on Saturday and Sunday. Our security company will secure the clubhouse every night at 11:00 PM.

SURFSIDE III INFORMATION BY E-MAIL

Please send Ira Green ira.green@surfsideiii.com an e-mail with the e-mail address that you can receive information from Surfside III. These will be information on updates to the website, as well as electronic versions of our newsletter and other announcements.

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 - no report this month

Clubhouse Committee Chair: Katy Greenstreet, 805-488-5464 - no report this month

Communications/Newsletter Committee

A volunteer is needed to chair this committee. If you are interested please contact Ira Green at ira.green@surfsideiii.com, (818)981-6188. There is currently no active agenda for this committee. Please address any concerns to the Newsletter Editor, Daniel Kessner, dkessner@csun.edu, 818-709-8534.

Environmental Concerns Committee Chair: Michelle Hoffman, 805-488-6059, stitchnbike@adelphia.net - no report this month

Landscape Committee Chair: Terry Smith, 805-648-5433 between 1:15 pm-8pm, smithannterry@yahoo.com

We are walking the complex identifying trees in need of trimming. At this time, most need trimming. Also, concerns expressed over the years from different residents regarding trimming and removal needs have been compiled into reports to the Board. Bids have been presented to the Board for both removal and trimming needs, which they will be attending to in 2007. Presently, our plumbing needs are taking much of their time. Therefore, if there is a tree that poses a safety concern of an emergency nature, the policy is for the homeowner to advise the Management Company, providing documentation of such, which is to include species of tree, location, and type of safety issue. Providing a map or diagram would be helpful when submitting request. Doing trees individually is very, very expensive, so it is best to wait until the Board approves the trimming of the complex all at once. So use your better judgment in these requests as YOU are paying for them in your dues.

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.

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

The Neighborhood Watch meeting went well. We invited neighboring associations to join our meeting. Officer Burns, of the Port Hueneme Police Department, briefed us on local gang activity and other safety concerns. He then held a question and answer session. Please attend our next meeting. It will be on Thursday, November 2nd, at 7 pm in the Surfside III Clubhouse. We will be walking after the meeting so bring your flashlights.

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

Utility/Boat Trailers Not Allowed in the RV Parking Area

If you are housing a utility/boat trailer in the RV Parking area, it has to be removed from Surfside III within 30 days or it

will be removed/towed. Thank you for attending to this matter.

Police vs. Parking Matters

If you notice anything suspicious, illegal or criminal at Surfside III, PLEASE CONTACT the Port Hueneme Police Department at (805) 986-6530. If someone is parked in your designated space, blocking your vehicle or parked in a Fire Lane, please contact Lordon Management at (800) 729-5673 ext. 3380 or (818) 707-0200 ext. 3380. After hours (818) 707-0200 ext. 5. To contact our security company, Wilshire Protection Division, call (805)981-1040 or (800)749-0414.

Tenant Registration Policy

The rules and regulations require that all owners register their tenants within 5 working days after occupancy with the homeowners association. This includes information for emergency contact as well as vehicle identification information. You may contact Jennifer Critchfield for a form that may be sent to you for this purpose or you may get this form from our website <http://www.surfsideiii.com> clicking on INFO and then Governing Documents. This information is imperative to the Association so we can monitor if people entering the community are residents or "uninvited" individuals. In addition, it provides contact information during a maintenance emergency. If an owner does not submit the information, you may be subject to a fine being levied by the Association. We appreciate your prompt co-operation in regard to this matter.

Plumbing Issues

When Lordon or our onsite maintenance supervisor receive a call complaining of a leak, they do not know if the leak is within the unit (homeowner responsibility) or between the unit walls (Association responsibility) until it is investigated by the Association's plumber. Responsibility cannot be determined until the investigation is completed.

Since we experience multiple leaks and floods each week, the onsite maintenance supervisor and Lordon do not have the time to follow up immediately on every action, so the responsibility is likely to go undetermined for some time until word is received from the plumber who meanwhile, did the repair work.

If you have a plumbing leak that appears to be an emergency, please contact Jennifer Critchfield at 800-729-5673, ext. 3380 to report it. If you reach her voicemail, please make sure you dial "0" for the operator to have Jennifer paged.

Tiling Of Balcony Patios

Tiling of balconies is an architectural deviation and may not be done without approval after an engineering load test has been performed. Violations will be cited and fined. If you have installed tile on your balcony without getting an approval, please submit an Architecture Modification Request form now and avoid the fine.

Reminders

Barbecues burning charcoal briquettes are no longer permitted. Please use only propane/gas units.

Please remember that all plumbing which is basically inside the walls of your unit, including all sinks, toilets, dishwasher, washing machine, etc., are your responsibility. This also includes angle stops under sinks and any other connectors located within your unit. If leaks come from any of the above and cause damage to another unit, you are financially responsible. Please keep your own plumbing in order.

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.

Jennifer M. Critchfield, the assistant community manager can be reached by e-mail at

jennifercritchfield@lordonmanagement.com or by telephone at 800-729-5673 x 3380. If you leave a message with your telephone number or e-mail address, Jennifer will return the call within 24 hours. Why do you usually get Jennifer's voice mail? This is because Jennifer is either on the telephone or listening to your messages. She logs all calls and the results. A single call may result in Jennifer calling Linda Flores, the community manager, Donalea Bauer, Vice President at Lordon, Hector Ibarra, our maintenance manager, or a vendor to schedule some work. Jennifer may also be trying to reach the Board for an item that requires Board involvement. There is a way to get in front of all these activities. When you get Jennifer's voice mail, hit zero. This will get you to the operator. Tell her that you want to wait to speak with Jennifer when she is off the telephone. If you get the voice mail then a second time, hit zero again and ask the operator to page Jennifer again. You WILL get through!

Surfside III Direct Contact:

Surfside III COA
600 Sunfish Way
Port Hueneme, CA 93041
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: jcritchfield@lordonmanagement.com
Phone: 800-729-5673 x 3380

Linda Flores, community manager

Email: manager@surfsideiii.com

Donalea Bauer, Vice President

Email: donaleabauer@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

CANDIDATE STATEMENTS FOR BOARD ELECTION IN ALPHABETICAL ORDER

NAME OF NOMINEE: William Betts

ADDRESS: 556 Ebb tide Circle Port Hueneme

REASONS FOR YOUR NOMINATION: To continue efforts at replacing drain and water lines. End crisis management and move into a planned progress mode.

GOALS FOR HOA: Create a digital record system so that owners have access to unit and association data when and where they need it.

Reduce monthly dues and overall owner costs by eliminating utility pass-through billing, and other non-Association service billing.

Control expenses. No cost increases unless dictated by regulation, legislated, or to meet capital requirements.

Plan economically – eliminate one off repair bidding.

Fully fund capital reserves.

Maintain buildings and grounds with consistent scheduled maintenance daily, weekly, monthly.

STATEMENT: As we move to the annual meeting and election I look back over this past year and smile. Much has been done to resolve our biggest problems and to put us on a path toward a stable financial future.

I have met with many owners and have learned what you expect from the Board and management. Based on these meetings I have drafted an operating plan for 2007 and beyond which incorporates many of your wishes and hopes.

I want to retire here. I have a vision of an association that is well maintained, where expenses are under control and where we can enjoy our lives here, as it was meant to be. It breaks my heart when I hear people say that they have lost hope in condominium living and that the experience at Surfside has been "...a curse..." Surfside will be a well-maintained and well-run home for all of us. I pledge to you that every effort I make will be with that in mind.

To get there we face some challenges, but they will be overcome and we will succeed.

I am incredibly fortunate to be working with Inna, Ira, Joe, and Karl as fellow Board members. We don't agree on every issue, but when we make a collective decision we march to that drum. More than anything else they have rolled up their sleeves and gotten involved.

At the March open meeting I said that the association operates in crisis mode, and that we needed to move to a planned progress mode. In 2006, we took a big step in right direction with the passage of the special assessment. We will take more significant steps in 2007.

The special assessment repairs are coming. We have hired a construction management firm and will spend the rest of this year prototyping units to learn more about how the pipes are run. We will test replacement techniques and processes. In 2007 we will move into production mode and do the worst buildings/units first to cut the problem down to a more manageable size.

We are recruiting for more on-site maintenance staff and will move to hiring an on-site property manager who will be responsible for all buildings and grounds issues. This person will not do administrative or financial work so they can concentrate on managing our site needs. We have budgeted for this in the 2007 budget.

We will also hire an on-site part-time office assistant. This person will assist with owner issues, will monitor the clubhouse, and manage the card key system and camera systems. This person will also prepare our files for conversion to digital files. This is also in the 2007 budget.

We will add a full-time clubhouse attendant for the summer months in 2007.

We will start doing long-range planning to reduce the monthly dues from their current level by taking out items that should be billed directly to us. An example of this is water. The city is under a mandate to begin billing water by volume. When we do the pipe replacement/restoration we will install meters and the city will bill each unit. This will be much more equitable as we will be billed for what we use, not a prorated amount. This will allow the association to remove water as a pass-through cost from the budget reducing the monthly fee. While this sounds like simply transferring costs, individual billing is more equitable and will benefit low water users, while high volume users will pay more.

We have made the monthly open meetings interactive. We answer questions and give you straight up responses.

We have enhanced the web site and added information previously cloaked. In the next months we will be adding contracts, engineering reports etc. Eventually it will be a true portal to information about your unit and the association.

Security is a major concern. We have doubled the funding in the 2007 budget for security and will increase patrols and coverage especially during the summer months.

Our camera system is good, but we need to upgrade some of the cameras to improve low light capability and we will install one or more pan, tilt zoom cameras for better perimeter monitoring. The 2007 budget contains funds to complete this upgrade.

While 2006 was successful in many ways, there is little time to rest. We must carry forth in 2007 and beyond and make Surfside III all we want it to be.

Thanks for your support.

Name - Joe L. Dehorty **Address** - 586 Ebbtide, Surfside III

Reason for Nomination - I was appointed by the board in March of 2006 to fill a vacancy on the board. I volunteered for this position because I felt that I needed to step up and add my expertise for the rehabilitation project. I have been a Surfside III owner for over 21 years having bought my unit in June of 1985. I have lived there off and on since that time. I, like the rest of the members, have seen the HOA gradually deteriorate to the state that it is currently in. Rather than point fingers at previous boards, I feel that the direction that the current board is taking is positive and will result in a better community in which to live and invest. During the past 6 months while being a director at large, I have made the following contributions:

- Worked on the special assessment funding requirements
- Rewrote the employee manual to be in compliance with current Federal and State regulations
- Developed and wrote a maintenance protocol for emergency maintenance of the units
- Developed and wrote a spreadsheet for tracking emergency maintenance of the units
- Wrote specification for engineering services / construction manager for the rehab project

Goals for HOA - To make Surfside III a wonderful place to live as well as to ensure that investors get a fair return on their dollar. To ensure that a proper budget is approved to fulfill all current requirements as well as build a satisfactory reserve fund in accordance with approved reserve studies. If reelected, I plan on making major contributions to the rehabilitation project, including board oversight as well as budget monitoring to ensure a project that is completed on-time and within budget. I am a fiscal conservative and believe that you cannot spend money that you do not have. Having been a business owner for 20 years, I realize the importance of balancing a budget. I feel that the current board is cohesive and is working together to complete the rehabilitation project as well as other needed items for the HOA. I not only ask for your vote, but to also vote for the remaining members of the board.

Experience

1988–Current Petroleum Telcom, Inc. Oxnard, CA

Vice-President and General Manager

Oversee day to day operations

Project / Construction manager for multi-million dollar projects

Write and prepare bid proposals

2003–Current Ventura County Business Bank Oxnard, CA

Board of Directors

Organized, founded and served on board of directors

Chairman of Personnel Committee

Chairman of IT Committee

Serve on Loan Committee

2003–Current Countryside Village Port Hueneme, CA

Board of Directors

Treasurer

Turned operations around from deficit to break-even

Budgeted to rebuild reserve fund

2006–Current Surfside III Port Hueneme, CA

Board of Directors

Director

Instrumental in obtaining cost estimates for special assessment for major repairs at HOA

Rewrote personnel manual and job descriptions

Generated plan for efficient management of maintenance, including estimates and time of completion

NAME OF NOMINEE: Ira Green

ADDRESS: 15440 W. Longbow Drive, Sherman Oaks, CA 91403-4910

REASONS FOR YOUR NOMINATION: I have spent a year on the board and have worked hard with the other members to restore Surfside III to a sound physical and aesthetic condition. This is a work in progress and I want to give the owners a chance to have me continue this work.

GOALS FOR HOA: I will use my experience to assure that our renovation program is carried out as planned. I plan to continue maintaining our website, to continue e-mail communications and to work with the communications committee to make this an owner centric function rather than a task taken on by a Board member that knows how to do it and is willing to keep the website current. I will continue to foster, facilitate, and encourage committees to work with the board of directors. My experience began in the Space Sciences Lab in STL in 1964 in Space Physics. Forty years later in 2004 I was managing the group providing Network security and computer networking and busy integrating that function into the current company infrastructure and retiring. I am active on the finance committee of the Palm Springs Tennis Club, Treasurer and Manager of the Tract 2578 Condominium Association, Vice President of the TRA Retiree's Association, and Treasurer of the SPSC Video Association. I am also currently the incumbent vice-president of the Surfside III Condominium Owners Association. In this role I maintain the postings on the website, maintain owner communications including by e-mail, and support the resident committee activities.

From Karl Twyman

I am pleased to nominate the following person for candidacy to a Surfside III Board of Directors position:

NAME: Anneliese Hardiman

ADDRESS: 669 Bluewater Way, Port Hueneme, CA 93041

REASONS FOR NOMINATION: I understand it is likely the position of treasurer on the Board will soon become open. Anneliese has been a friend and neighbor for the 17 years I have lived at SS III. She is highly qualified to be treasurer of the Association having recently retired after 50 years of banking experience. She is a survivor of the horrible conditions of Europe in the early 1940's, and is dedicated to improving the world around her. Even after retirement she looks for things to keep herself busy. She does travel a lot and visits her 4 sons (all have solid high-pay jobs) spread around the country and in Brazil. I do not have a picture of her but I attended a recent birthday bash put on by her sons and I thought the first old picture of her on the wall was of Ingrid Bergman! She is very favorable with the direction the Association has been recently taking and I think she will become a dedicated and enthusiastic Board member. She currently works for Pacific Vehicle Processing driving automobiles from the ships to the work facility."

GOALS FOR HOA: Anneliese wants to see the quality of service to homeowners improve to the point that SS III will become a real estate catchword for high living standards.

From Linda Kaplan

Dear Homeowners:

Many have asked me to re-run for the Board for the last two elections...Thank you all for your continued confidence in me....With my frustration level up pretty high, I have finally decided to re-run for the Board....I do not feel it appropriate to smear or degrade this current Board....They have worked extremely hard trying to push through an assessment that was not popular with very many in our complex....But, I feel that there is a need for some one who can be readily available during the day time to assist homeowners and venders during the daytime hours. I do see gaps in the Board management that I feel I can fill and things that need to change.

To all who know me, I make no bones about how important it is to have an on-site manager, at least 3 days a week, to be the liaison between the homeowners and the Board. I am in favor of more security, primarily because the influx of problems with the gangs in our area, which spills over into our complex....Along with more security, its important to have a clubhouse attendant to keep a check on our most valuable asset. This association has lost so much in the past 2 years. We seem to be getting less and less for our money....

Last month, a homeowner, wrote an article in the newsletter that we shouldn't go back to what we had before....I thought about this long and hard. And as I was thinking about this article these were the thoughts I had;

REMEMBER WHEN;

We use to go to our regularly scheduled open meetings and be able to kibitz and socialize with each other while having coffee and donuts?

More things were discussed in open session board meetings and not in Executive session or on the phone?

Our association was involved with the Chamber of Commerce and in community events?

We had more security and an On-site security guard during the summer months?

We were able to get units that flooded back together within 4-6months?

Our balcony's used to look clean and neat?

Our Rules and Regulations were enforced?

We had an on-site manager that would assist homeowners with their needs pertaining to their units?

We had loyal venders that loved working for us and would come to us on short notice?

We had a more complete informative financial balance sheet that was up to date each meeting?

YES, alas I remember when....

My background is very eclectic...I have owned and operated my own corporation and thru that developed and invented products... I grew up with a father who was a builder/developer and civil engineer...I have bought and sold over 10 homes in the past 10 years. While buying these homes for flipping and investing, I became familiar with working with the city and the contractors...It gave me great insight as to time line procedures with contractors and how to develop relationships with venders to get the best possible price. I have always had good work ethics and easily develop relationships.

Additionally, I have served on Surfside III's previous Boards for 3 1/2 years and on another associations Board for the past 1 1/2 years...Last year, I experienced my own flooding emergency in my unit...My toilet broke upstairs while I was away and completely flooded the upstairs and downstairs of my town home... Because it was an insurance claim on my insurance, I had complete control over the re-construction of my unit. I went through the entire process with the venders and insurance company every step of the way...

I was able to get my unit put back within 2 months...The delays I experienced were only because I needed time to shop for material selection and I decided to up-grade...It was not an easy task and I can only imagine the frustration that those condo owners must feel who have been sitting and waiting for their units to be done for a year.....

Again, Thank You all for your support and I look forward to serving you again.

Cordially, Linda Kaplan

I, lastly, nominate myself for candidacy to a Surfside III Board of Directors position:

NAME: Karl Twyman

ADDRESS: 673 Bluewater Way, Port Hueneme, CA 93041

REASONS FOR NOMINATION: I have served for the past year as the Board secretary and have chaperoned the current plumbing project. I would like to see it come in on time and under budget to the point we can actually refund the last year or two of special assessment to the homeowners.

GOALS FOR HOA: I would like to see SS III become the premier condominium complex in California.