



December 2008

SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



FROM THE BOARD OF DIRECTORS

Enforcing the Rules & Regulations

A number of owners have been asking us to more vigorously enforce the Rules & Regulations. The Board is committed to enforcing that document but we need your help. While we are seriously considering a new on-site manager that will come join us as a manager in training, it would be at least a month before that manager can walk the grounds. In the section under governing documents on our website <http://www.surfsideiii.com> there is an interactive Violation Report Form. Please report violations on that form. Lardon will respond by sending out a warning letter (fine letter in certain instances depending on the violation) to the violator and will notify the on-site office. In the case of the warning, our on-site office will follow up in two weeks. In addition the reporting person can submit another form in two weeks if the situation has not been rectified. The second letter will contain a fine and a request for a hearing. We will also notify the person reporting the fine so that they can be present at the hearing should the violator challenge the validity of the violation. At the hearing, the Board will review any extenuating circumstances. The Board can either waive the fine or have the fine assessed. If the violator does not show up, the fine is assessed. This process is repeated if the violation is not cured and increased fines are assessed. Clearly, our goal is to resolve violations and not to collect fines. Note that you can review the required "Due Process" as published in the Davis-Sterling Newsletter. It can be found on our website on the committee webpage. Please look at the bottom committee on the page, "Rule Enforcement," to find the link. While several people have volunteered for that committee, no one has volunteered to be the chair and implement the committee. This committee could become a conduit for strict and appropriate enforcement of Rules & Regulations.

2009 Budget

The 2008 year will end with a significant deficit between \$150,000 and \$200,000. The biggest reason for the deficit is the emergency plumbing and interiors repairs needed as a result of drain line backup and pinhole leaks that occurred prior to building re-piping.

Three buildings have yet to be re-piped. They will be completed in the first half of 2009. When all of the buildings are finished the plumbing and interior repairs line item in the budget will be a minimal appropriation. Recognizing that this category is the primary cause for our deficit and with the knowledge that it will diminish in the next year, the Board is willing to keep the dues at \$400.00 per month.

General Manager

The search continues. The Board has conducted phone interviews and one person was interviewed at the open meeting on November 8. At this point the Board is seriously considering one candidate.

Thanksgiving Holiday

The clubhouse will be open on Thanksgiving and the Friday after. Association employees will be off Thanksgiving and Friday November 28.

Delinquencies and Associated Policies

Our delinquencies have risen sharply and are causing the slowdown and possible cancellation of some capital repairs. The Board will review and revise our collection policy at the next meeting.

Dryer Vents

In some units there is a small lint catching box either in your dryer or just outside of it where the dryer vent pipe begins. Please clean these out periodically or have a service person do it the next time you require washing machine or dryer service. The accumulation of lint can be a fire hazard and can affect the performance of your dryer. If laundry is taking longer to dry, this is a sign that service is in order.

Building Three Sewer Line and Ejector Pump

The association has chosen a mechanical engineering firm to draft plans to install an ejector pump and reservoir on the Building 3 sewer line. This will be done in the area where the soil is disturbed near Bluewater Way. It was discovered during the special assessment re-pipe of that building that the sewer line rises from the end of the building to where it intersects with the sewer main on Bluewater Way. This is a primary cause of backups in Building 3. A pump will be installed in-line to push the sewage up to the sewer main on Bluewater.

Building 2 Post and Header Replacement

The association has been engaged in what seems like a never ending project to replace rotted posts on Building 2. During the re-pipe process, some rot was noticed on a post near 620 Sunfish. Destructive testing and other external signs of rot increased the scope of the project. The city building official has also dictated some additional repairs. We hope we can complete this work before the holidays.

Clubhouse Electrical Issues

The exercise room lights have been reported out on several occasions. The problem has been traced to the breaker panel that feeds the pool side of the clubhouse. The panel itself is in poor condition and the additional load from the new light fixtures in the bathrooms is causing that circuit to trip. Approximately \$4,000 of work is required. The Board is evaluating options.

FROM THE ON-SITE MANAGER

Special Assessment Drain Line Replacement Project

The Building 1 Henrik Drain Line Replacement Project has been postponed until the beginning of the year 2009. The

on-site office will notify all residents and off-site homeowners and give them the new scheduled dates.

COMMITTEE BRIEFS

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

CC&Rs/Rules and Regulations/Update Committee - Marion Kelemen: Phone/Fax: 986-0303;
lighthousecrew@verizon.net

WE NEED YOUR HELP on our committee!

Anyone who wants to be involved in consideration of the rules that govern our Association is encouraged to join the CC&Rs/By-laws/Rules & Regulations/Update Committee. We discuss and evaluate proposals that have been submitted for consideration by the Board. Then we get to recommend the changes that we think will be good for SSIII.

These rules affect our satisfaction with living in our community. If you'd like to have an influence in the matters that affect your daily life here, please join us and give us your input on the issues that are important to you.

We can set our meetings for the convenience of all members, so please call me and let me know when you could be available to attend a meeting. It's your chance to make decisions that will improve our community.

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

Graffiti was the hot discussion item for this meeting. While it has declined in the neighborhood outside our walls, it is almost a daily occurrence inside since October 29. The Surfside III office and maintenance folks take pictures before cleaning it up, and the pictures have been turned in to the police. Added drive-thru patrols and even occasional foot patrols are being performed by our Port Hueneme police. We need all residents to be alert and report any suspicious activity to the office or the police. Hopefully, the security cameras will be a deterrent when they are operative. We hope to have a speaker at the December 4 meeting focusing on graffiti.

We also discovered that persons of interest in the thefts from cars in the complex last Spring appear to be living here again. This should remind all of us to make sure to lock all car doors, and be sure that CD cases, purses, backpacks, etc. are not in view. Our December meeting will be Thursday, December 4, at 7 pm. Any questions, please contact Valerie Lameka.

FROM THE EDITOR

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

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 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

**Carol Short, On-site Property Manager -- Acting
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@surfsidediia.com

Skip Perry - Treasurer skip.perry@surfsideiii.com

Michael Madrigal - Secretary michael.madrigal@surfsideiii.com

Inna Giler - Director inna.giler@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; pbarrios@lordonmanagement.com

Your account, billing address, etc: Cara, ext. 3319; cwoellhof@lordonmanagement.com