



December 2009

SURFSIDE III NEWSLETTER

Daniel Kessner - Editor



FROM THE BOARD OF DIRECTORS

Capital Reserve Study Update

Changes in California civil code require new disclosures regarding long term capital planning. To comply with this, the Board has had our reserve consultant, Facilities Advisors Inc., update the capital reserve study.

The Board added new items to the reserve study for long range planning purposes. These are:

- A provision to line or make other repairs to the cast iron underground sewer pipes that run under the condo and townhouse buildings.
- A provision to replace the drain lines and supply lines in the distant future. This will provide the next generation with funds should they be needed.

Adding these items helps to ensure that future owners or current owners who will be around for a while won't be faced with another special assessment. However, adding these items will create a funding gap between what we are currently putting in reserves and what will be needed in the distant future.

In the short term there is adequate funding to do the capital repairs that are planned over the next three years.

The Board will have to close this funding gap. While there will be no immediate increase in the monthly dues to close this gap, owners can expect that the Board will plan to add funding to the reserve account starting in 2012. This can be done through cost cutting and transferring the savings to reserves or a monthly dues increase.

Crime Free Implementation Requirements

Over the next two meetings the Board will approve new rules and regulations for the Crime Free program.

The rules will require owners who rent their units to provide the association with a copy of the lease, certify that a background check including criminal and credit was completed before renting, complete the tenant registration fee and pay the \$100 tenant fee.

Gate access credentials will be changed to a system similar to card key access like the clubhouse. This will allow for easy enabling when new tenants complete the process, and disabling when the lease ends.

A detailed article on the Crime Free Program (written by Marion Kelemen) follows this newsletter.

Lewow vs. Surfside III

Paul Lewow v. Surfside III, et al in Ventura County Superior Court Case Number 56-2008-00313595-CU-BC-VTA

Please be advised that Surfside III won the case brought by Paul Lewow. Mr. Lewow was represented by Susan Salehi, who is also a

member of the homeowners association, and who has her own case pending for trial on January 11, 2010. After five weeks of trial, the Court found there was no merit to the positions asserted by Mr. Lewow and Ms. Salehi.

The Association and its insurance carrier are now in a position to recover the attorneys' fees and costs expended in this case. They total approximately \$400,000.

Please see the posting on our website in the newsletter section, which also includes a link to the Notice Of Intended Decision.

Post Testing

Prior to 2006 the association did condo building post and beam replacement, apparently without obtaining permits. Recently, the city building official required that the association test the integrity of the posts and obtain permits. Rod Spears was hired as our structural engineer for this work, and Stonemark Construction Management was hired to coordinate the work. The test result reports will be posted on the web site when available, but the bottom line is that the posts passed with flying colors. Testing applied pressure from 500 to 1000 psi at each of 7 locations, corresponding to 14 posts. There was no sign of movement at any test location.

Capital Replacement Loan Vote

The vote results are in. Thirty three owners responded with 28 in favor and 5 against taking the loan. Those responding were mostly concerned about increasing interest rates. The cap on our proposed loan is that the rate can increase only every five years. So, we have a guaranteed interest rate for 5 calendar years. After that the rate is adjusted based on the 5 year Treasury maturity rate plus 3.50%. So during the five year period we can monitor the Treasury rates and predict the impact to the loan costs. Every full point means \$35,000 per year in interest. The good news is that the loan will adjust only twice during the 15 year period. There are no pre-payment penalties. We have no restrictions on re-financing.

Debris From Exclusive Use Areas Must NOT Be Swept Into The Common Area

The Rules and Regulations in Part II, General, say:

17. Residents are not to rake or sweep debris, feces, etc., from exclusive areas to any common area. This debris is to be collected and disposed of in the appropriate dumpsters.

We have had several complaints and want to caution owners that we will have to uphold the Rules and Regulations and fine those that continue to just sweep their debris into the street. Please be a good neighbor.

Crime Free Program Class

Several of our Surfside III Board members will be attending this class in preparation for the implementation of the Crime Free program at Surfside III.

As an owner at Surfside III if you wish to attend this class, please contact Kelly Self KSelf@ci.port-hueneme.ca.us directly so she can get you signed up to attend. While not all issues will affect you directly unless you are renting your unit, some of them, such as the security locks are being planned to be a complex wide requirement.

Port Hueneme Crime Free Multi-Housing Phase I - Course Outline

**Community Center, 550 Park Avenue, Port Hueneme
Tuesday, January 12, 2010**

8:00-8:15:	Registration/Materials	Code Compliance Manager Tamah Figg Code Compliance Officer Kelly Self
8:15-8:25	Introduction	Code Compliance Manager Tamah Figg Police Chief Fernando Estrella
8:25-8:40	Traditional Crime Prevention vs. CFMH; Why Crime Free is Effective in Rental Properties	PHPD Sr. Police Officer Ron Burns
8:50-9:20	City Vision / Program Expansion	Code Compliance Manager Tamah Figg

	Crime Free Program Overview	Code Compliance Officer Kelly Self
9:20-9:35	(Break)	
9:35-10:50	Decoding Graffiti	PHPD Senior Police Officer Ryan Bates
10:50-12:00	C.P.T.E.D (Crime Prevention Through Environmental Design)	Code Compliance Manager Tamah Figg
12:00-1:00	(Lunch)	
1:00-1:45	Applicant Screening & Selection Criminal Background Checks	Code Compliance Officer Kelly Self
1:45-2:15	Q & A – Specific Applicant Scenarios Professional Tenant Screening Services	Code Compliance Officer Kelly Self Art Nasta, AAGLA Apartment Association of Greater Los Angeles
2:15-2:45	Dispatch & Communications	PHPD Dispatcher Mike Galvan
2:45-3:00	(Break)	
3:00-3:45	Gang Activity	PHPD Detective Baltazar Tapia
3:45-4:30	Narcotics Activity	PHPD Detective Robert Albertson
4:30-5:00	Wrap-up, Certificates & Evaluations	Code Compliance Manager, Tamah Figg Code Compliance Officer, Kelly Self

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; v.lameka@yahoo.com

Thanks to Edison's "3-day window" to restore power to our clubhouse, we were unable to meet as planned. Our next meeting will be Thursday, December 3, at 7pm in the clubhouse. Happy Thanksgiving, everyone.

J Street Drain Project Committee Marion Kelemen: (805) 986-0303

A very sincere THANK YOU SO MUCH for all the great people who attended the DEIR Public Response Meeting at City Hall! Although the VCWPD people made us sit through their long Presentation before we were allowed to comment or ask questions, when we were finally given the opportunity to participate, YOU DID A WONDERFUL JOB! It was quite obvious that they were not prepared for such focused opposition to the canal project - and such enthusiastic support for an alternative solution to our concerns.

Our Attorney is now in the process of drafting a letter that informs them we intend to appeal the Environmental Impact Report. Also, we are reminding everyone to **PLEASE SIGN AND MAIL THE COMMUNITY RESPONSE LETTER** that will verify our community support for a new canal plan that will address our issues with the stagnant water.

Thanks again to everyone who took their time to attend the Meeting!

J Street Drain Project: DEIR PUBLIC MEETING RESPONSE

SUMMARY

- * Failure to notify of Public Meetings [SSIII and J Street]
- * Failure to provide 100-Year Flood Risk verification
- * No records of local flooding [basis of project]
- * No acknowledgment of Vector Control failure
- * No proposal for Alternate solution to backwater-effect

PRIMARY ISSUE: STAGNANT WATER/MOSQUITOES

DEIR concedes backwater-effect/stagnant water/mosquito breeding is a current problem that will increase with the proposed project.

DEIR states that Vector Control will solve the problem, and therefore, the environmental impact will be less than significant. (No Problem.)

Vector Control does NOT work. Residents of SSIII know that abatement program completely failed to control mosquitoes. This is a very-significant PUBLIC HEALTH issue (Yes Problem!).

VCWPD was informed – but did NOT address the matter of Vector Control failure in the DEIR.

VCWPD has made no proposal for an ALTERNATIVE solution to stagnant water/mosquito problem in the DEIR.

PLEASE NOTE: We have no objection to the Ormond Lagoon/Wetlands Project. We just don't want the canal to be part of the swamp!

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 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."

RIDDLES

You have two containers, one of which will hold three gallons of water, the other five gallons of water. You need exactly four gallons of water. How do you use the two containers to measure out the four gallons?

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

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: 805-488-8484

Phone: 800-729-5673 x 3380

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

Our Board:

Bill Betts - President bill.betts@surfsideiii.com
Ira Green - Vice-president ira.green@surfsidediii.com
Skip Perry - Treasurer skip.perry@surfsideiii.com
Michael Madrigal - Secretary michael.madrigal@surfsideiii.com
Inna Fischer - Director inna.fischer@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

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

CRIME-FREE CONDOMINIUMS PROGRAM

ANNOUNCING our participation in an outstanding crime-prevention plan! After careful review of the advantages to the residents of our community, the Board has initiated the process of certification as a Crime-Free Condominium Community. Following is a summary of the mission, requirements, and benefits of this program – which will improve the quality of our lives by creating a safer environment for all residents of Surfside III.

ALL SSIII OWNERS are requested to read and appreciate the many benefits resulting from participation. The PROTECTION, SECURITY, and PEACE OF MIND offered by this program are more-than-sufficient rewards for meeting the eligibility requirements.

- Protection: Rental units will have secondary-protection locks on doors and windows
- Security: Our complex will have lighting and landscaping to the standards recommended by the Police Department.
- Peace of Mind: All new renters will have been pre-screened with Criminal Background Checks – and all current renters will be screened at Lease Renewal. Any applicant with a conviction in a violent crime, or involving narcotics, sexual assault and/or gang activity must be rejected. Existing tenants with a criminal history will not be eligible for lease renewal.
- Partnership: As a certified Crime-Free Condominium Community, the Port Hueneme Crime Free Coordinator and PHPD Sr. Beat Officer will be available to assist us in establishing and maintaining a premium safety status.

PLEASE NOTE! To gain the benefits of a safe environment for all residents of Surfside III -- and special advantages that apply specifically to Rental Owners - there are TWO REQUIREMENTS FOR WHICH RENTAL OWNERS ARE RESPONSIBLE:

1) UNIT SAFETY MODIFICATIONS:

In order to qualify for Crime-Free Community certification, every rental unit must pass an inspection for the following safety modifications:

- 180 degree Eye-Viewers in front doors
- Deadbolts on exterior doors
- Two-inch screws in striker plates (Three inch screws are preferred)
- Lift and Slide Protection on windows
- Lift and Slide Protection on sliding doors

TO REDUCE THE COST OF THE UNIT MODIFICATIONS, the SSIII Board has obtained a least-cost/bulk-rate bid for the work. The Cost for all work as listed above will be approximately: \$ 225.00 per unit. Any item that is already properly installed, will be credited against the bill as follows:

- 180 degree viewer: \$25
- Dead bolt: \$80
- Two inch screws: Labor to check length and for installation will be the same charge

- Window locks: \$25
- Door locks: \$25

2) CRIMINAL BACKGROUND CHECKS ON RENTERS:

In order to qualify for Crime-Free Condominiums certification, every Rental Owner must provide the On-Site Office with a copy of the following documents:

- Standardized Lease Agreement
- Standardized Crime Free Lease Addendum, including proof of the mandatory
- Criminal Background Check for Renters [with Rental Owner Agreement to reject or evict criminal violators]

Lease Documents must be registered with On-Site Office at move-in [new tenants] and at renewal [current tenants].

- TO REDUCE THE COST OF THE CRIMINAL BACKGROUND CHECKS, the SSIII Board has obtained a least-cost price for the report. The Cost to Rental Owners for the report is \$225.00.
- THE BOARD RECOGNIZES THAT THESE COSTS MAY PRESENT A HARDSHIP to some Rental Owners -- but the alternative of not participating will cost far more! Recent incidents of vandalism, possible drug-related activity, and other disturbances in our community, indicate a need to be proactive against the probability that our peaceful and safe environment will be compromised. Of course certification of Surfside III as a Crime-Free Community will not guarantee total protection against crime – but it will provide critical safeguards in protecting residents from criminal activity.

BENEFITS and ADVANTAGES of the Crime-Free Program that apply specifically to Rental Owners - and as a special amenity in advertising their rentals :

Safety Modifications

- Security of renters' safety in their homes
- Added protection against burglary, robbery
- Increased safety on our grounds
- Lower Renters Insurance premiums

Criminal Background Checks

- Ability to restrict known criminals from renting
- Decreased premises liability from lawsuits [renter putting other residents at risk]
- Ability to “screen-out” problem renters

Crime-Free Condominium signs

- Notification that extra measures are in effect to discourage criminal activity

Crime-Free Status

- Added incentive for good renters
- Additional legal empowerment to evict renters who become violators
- Crime-Free Certification
- Proactive involvement of the Crime Free Program Coordinator and Sr. Beat Police Officer to ensure effective communication and Police support
- Crime Free Coordinator support if needed in court.