



**December 2010**

# **SURFSIDE III NEWSLETTER**

**Daniel Kessner – Editor**



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## **FROM THE BOARD OF DIRECTORS**

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### **Building Paint Colors**

At the November Board meeting the Board sought and received comment and approval from the owners in attendance on the latest paint color choices.

In the weeks before the meeting, the Board worked with the city, a professional designer, and the paint supplier to revise and refine the color palettes for the buildings. It was important to complete this task as the contractors were being delayed due to the lack of color choices.

The city was particularly concerned about the two previous palette schemes and gave the association suggested palettes based on choices made for recent developments in Port Hueneme.

The palettes were digitized on photographs of our buildings and were placed on the meeting room wall for comment. The new palettes have each building with slightly different colors in the same range or color group.

We found that the colors show very differently on computers depending on the type of computer operating system, (Windows, Apple) and the type of monitor pixels (dots per square inch). Another variable is the type of video software on the computer. Typically newer, higher definition video display creates a more realistic picture.

Due to these variances the Board will not email these photos or post them on the web site. The palettes are in the clubhouse display case for viewing and comment.

During the meeting the Board polled the owners in attendance. Those in attendance were in favor of the new palettes and in favor of painting each building a slightly different color as depicted in the photos as opposed to using one color for all of the buildings.

Owners not in attendance at the last meeting can view the photo palettes in the clubhouse. Please comment on the palettes and whether or not you agree with painting the buildings the slightly different colors depicted or if you think one color should be selected and repeated on each building.

The following table includes the color palettes, using the Dunn Edwards color chart, and indicates which buildings have been assigned a particular palette:

## Surfside III Color Palettes

### Condominiums and Town Homes

11/24/2010

# C1	Stucco - Siding - All Trim - Post & Beam, Railings	DE6220 Porous Stone DE6144 Graham Cracker DE6271 Elemental Green	Bldg #
# C2	Stucco - Siding - All Trim - Post & Beam, Railings	DEC735 Flaxen DE6172 Bungalow Taupe DE6222 Weather Board	Bldg # 8 / Bldg #
# C3	Stucco - Siding - All Trim - Post & Beam, Railings	DEC740 Sandcastle DE6242 Wells Gray DE6075 Wood Lake	Bldg # 12 / Bldg #
# C4	Stucco - Siding - All Trim - Post & Beam, Railings	DEC762 Milkweed DE6221 Flintstone DE6208 Tuscan Mosaic	Bldg #
# T1	Stucco - Siding - All Trim - Post & Beam, Railings	DEC742 Cameo DEC760 Desert Gray DEC Bison Beige	Bldg #
# T2	Stucco - Siding - All Trim - Post & Beam, Railings	DE6191 Exclusive Ivory DEC751 Ash Gray DE6111 S'mores	Bldg #
# T3	Stucco - Siding - All Trim - Post & Beam, Railings	DEW313 Early Snow DEC743 High Noon DE6068 Cobblestone Path	Bldg #
# T4	Stucco - Siding - All Trim - Post & Beam, Railings	DEC736 Flaxseed DE6136 Terracotta Sand DE6215 Wooden Peg	Bldg #

## 2011 Budget

The Davis-Stirling Act requires that the budget for the upcoming year be published not less than 30 days before the end of the current fiscal year. This disclosure, which has been mailed out, shows that the monthly dues will stay the same until July 1, 2011. It then shows that dues will increase to \$495 on July 1, 2011. A Budget Committee of volunteer owners is being formed and they will present their charter and operating plan at the December 11, 2010 Open Board of Directors meeting. Please contact Michelle Hoffman at [SS3Budget@gmail.com](mailto:SS3Budget@gmail.com) if interested in this committee. It is expected that Michelle Hoffman will be the chair of this committee and present the charter and operating plan at the December 11 Open Board of Directors meeting for approval by the Board. When the Board approves this committee, the committee will review our financials and make recommendations to the Board which can affect the budgeted dues increase this coming July 1<sup>st</sup>.

## Capital Repairs

Buildings 8, 12 and 13 are under renovation. Decks are being re-coated and fresh paint is being applied. At the November open meeting, Bob McConihay, the association's construction consultant, gave a presentation on the repairs so far. He discussed deck damage found on Building 8. This damage was caused by watering plants and using water to wash the decks. His presentation is on the association web site and the link can be found in the 2010-11-13 Meeting Minutes and can be reached by clicking [HERE](#).

The association will migrate from building to building over the next 16 months.

## Presentations at the December 11, 2010 Open Board Meeting

Appreciation celebration in honor of Sr. Officer Rollen (Ron) Burns' retirement from the Port Hueneme Police Department.

Department attendees will be Chief Kathleen Sheehan and Ron's Neighborhood Watch replacement Maggie Federico.

#### Ventura County Watershed District – Mosquito Abatement Issues

The Ventura County Watershed Protection District (VCWPD) has asked specialists from Larry Walker and Associates (LWA) to work in coordination with experts from the California Department of Public Health who are actively working in the prevention of mosquito borne diseases to review all public concerns related to mosquito control and associated public health impacts resulting from the J Street Drain Project (JSDP). The results of the review will be published in Mosquito Technical Study that is anticipated to be completed by the end of November.

The independent review includes data analysis to identify mosquito population trends relative to monitoring and treatment methods. They also assess the efficacy of the monitoring and treatment methods and risk of breeding from the JSDP and adjacent areas to identify and evaluate mitigation measures suitable for the JSDP that would effectively reduce mosquito populations.

This presentation is in response to the widespread concerns expressed by residents of Surfside III about the mosquito population on public health, and a presentation of the study's findings to all residents of Surfside III would be of benefit.

#### **Parking**

Because of the shortage of parking spaces, if you have adequate space to park your car in your townhome driveway, please do so rather than using the common area spaces because of the shortage.

#### **Our Condolences to Family and Friends**

Gloria Curtis, a long-time homeowner at SSIII and who recently moved to Hueneme Bay passed away as a result of a sudden illness. Gloria was a very tender and loving person who had many friends here at SSIII. She was very excited about her new move to Hueneme Bay where she made more friends, but always stayed in touch with her long-time friends here. Gloria will be missed.

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#### **FROM THE ON-SITE OFFICE**

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#### **Background Checks**

We have put together a simple process on how to handle any criminal reports which a homeowner may request before renting out a unit or townhome. For a small fee of approximately \$25, which is disclosed on the cover page, the homeowner fills out the request which is available on the website and forwards it to CIC via e-mail or fax. This document can be found on the information page under governing documents. Click on the drop down for [Tenant Information Form](#).

For a credit check, the homeowner will need to contact CIC directly to process an account for them. Consumer credit reports are FCRA-regulated and require additional conditions before a homeowner can receive this type of information on prospective tenants. Simply call 800-288-4757 x222

Packages are posted on the SSIII website under [Tenant Information Form](#). If a homeowner does not wish to use the website, they can contact the SSIII on-site office for further help.

### Owner/Tenant Registration

Over the past number of months, there have been new tenants stopping by the SSIII on-site office requesting keys or asking questions. When checking the homeowner/tenant listing, the *owner neglected to register them. Effective immediately, homeowners will be fined according to the Rules & Regulations "Fines Without Benefit Of A Warning For Special Circumstances" #12: "Owners and/or their agents are responsible to make certain that their tenants register with the office/on-site manager and/or Property Management Corporation within five (5) working days after occupancy and receive and acknowledge receipt of the Rules and Regulations. **Failure to do so within ten (10) days will result in a \$100 fine in addition to the \$100 new tenant move-in fee assessed to the owner."***

### Mind Your Pet

It has been reported by a number of homeowners and tenants around the complex that there are dogs walking the area who are either not on a leash when walking with their owners or that the dog feces are not picked up by its owners.

We request that everyone cooperate to keep the common areas clean from feces. We also request that all patios and balconies be kept free from both feces/urine.

According to the Rules & Regulations, "Fines Without Benefit of a Warning for Special Circumstances,

#6 – All pets must be on a leash and accompanied at all times when outside the confines of the individual units, patios or balconies - \$25 initial fine.

#8 – All pet owners are personally responsible for immediate clean-up after their pets, should they foul the grounds of the common area with feces. Likewise they are responsible for keeping their patios or balconies free of urine and feces. Anyone violating this rule will be subject to the initial fine without the benefit of a warning for special circumstances of an initial \$100 fine.

If you've got any questions, don't hesitate to let us know. We can be reached at (805)488-8484.

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### COMMITTEE BRIEFS

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

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**Neighborhood Watch Committee:** Val Lameka; 805-986-2855; [y.lameka@yahoo.com](mailto:y.lameka@yahoo.com)

Because our Beat 4 officer Ron Burns will retire in December, our new Police Chief, Kathleen Sheehan, assigned Maggie Federico (986-6543) to work with all of the Neighborhood Watch programs in Port Hueneme. Many of you have worked with her in the past. She was very well informed on our police reports, as well as other "hot spots" in Port Hueneme. There were relatively few police calls in Surfside III in October. We did find out that the police are doing foot patrols at the beach, and actually caught a graffiti artist in the act! While not yet a problem for us, the Oxnard PD is dealing with a rash of burglaries from vacant houses. Thieves are taking appliances, tools, and sometimes taking plumbing pipes from the walls. Also please be aware that the CVS pharmacy on Channel Islands Blvd. seems to be a target for brazen thefts between 8-10 pm on weekends.

The next Neighborhood Watch meeting will be Thursday, December 2, at 7pm in the clubhouse. Both Sr. Officer Ron Burns and Maggie Federico will attend. Also, Ron Burns' retirement celebration will be during the Board Meeting on December 10.

Valerie Lameka

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### FROM THE EDITOR

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Please send all newsletter submissions to me at [dkessner@csun.edu](mailto:dkessner@csun.edu). Please avoid any special formatting and use Arial 10-point font if you have it. The deadline is the 10<sup>th</sup> 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](http://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](http://www.ci.port-hueneme.ca.us), then in the column at the far left, click on "Sign Up for E-News."

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## CONTACT INFORMATION

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### **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](mailto: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](mailto:donaleabauer@lordonmanagement.com)  
Phone: 800-729-5673 x 3342

#### **Jennifer M. Critchfield, assistant community manager**

Email: [jcritchfield@lordonmanagement.com](mailto:jcritchfield@lordonmanagement.com)  
Phone: 800-729-5673 x 3380

#### **Our Board:**

Bill Betts - President [bill.betts@surfsideiii.com](mailto:bill.betts@surfsideiii.com)  
Ira Green - Vice-president [ira.green@surfsidediii.com](mailto:ira.green@surfsidediii.com)  
Skip Perry - Treasurer [skip.perry@surfsideiii.com](mailto:skip.perry@surfsideiii.com)  
Michael Madrigal - Secretary [michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)  
Bob Banfill - Director [bob.banfill@surfsideiii.com](mailto:bob.banfill@surfsideiii.com)

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### **LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS**

All escrow matters: Kasey Lane, ext. 3339; [klane@lordonmanagement.com](mailto:klane@lordonmanagement.com)

All insurance and collections: Patty Bosch-Barrios, ext. 3337; [pbarrios@lordonmanagement.com](mailto:pbarrios@lordonmanagement.com)

Your account, billing address, etc: Liz Lopez, ext. 3319; [llopez@lordonmanagement.com](mailto:llopez@lordonmanagement.com)

Liens, legal issues: Donalea Bauer (see above)