



SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor



June 2014

FROM THE BOARD OF DIRECTORS

Open Board Meeting On Saturday, June 28, 2014

The next Board meeting will be held at 9:00 am on Saturday, June 28, 2014 and will be followed by an executive session.

Surfside III Website Maintenance

The Surfside III On-Site Office is taking over the updating of our website. Please contact them with any additions or corrections.

Procurement

Al Galluzzo is working on a proposal for a Board procurement policy. Because of the severity of the problems at Surfside III in the past years, the Board stepped up to the challenges and moved into a hands-on management and administrative role. The volunteer members on the Board should be in an approval role with limited involvement in initiating day to day solutions. We are very fortunate to have Mike Madrigal on the Board because of his expertise in a broad array of construction issues. Al Galluzzo will be including Mike in the approval process that he will be proposing. If this is complete by the upcoming meeting on June 28, 2014, Al will present his proposal at the open meeting.

CC&Rs

We have been trying to find a way to bring the various owners together that have differing views on what our governing documents should say. Several owners including Al Galluzzo have been working with Attorney William S. Dunlevy to review the draft. The drafts of the CC&Rs and By-laws have been given to Al and are posted on the website by our On-Site Office staff. They are on the "Records" page of our website. You may click on the direct links [CC&R Draft](#) and [Bylaws Draft](#) to reach these documents. All owners are urged to review these documents and send requested additions, corrections, or concerns to Ira Green at ira.green@surfsideiii.com and Al Galluzzo at galluzzo1@verizon.net. If Al and Ira agree, then the proposed change will go into the draft Bylaws and CC&Rs. Al and other owners in his group will review this draft and discuss any items of concern with Bill Dunlevy. The Board will review this draft and discuss items of concern with Gabriele Mezger-Lashly. Then the two attorneys will work together to come up with a version that we can and must all

agree will provide a governing environment that we can all live with. This effort is a meaningful, responsible, professional approach to ensure that the documents for owner approval are looked at from "both sides of the fence" and are acceptable to the majority of owners and the association.

This document is critical because of the many issues that need to be corrected at Surfside III. To name a few, there is the issue of a reported **51.5% of our units rented**. This affects our ability to get FHA loans and historically renters do not have the same commitment to their home as do owners. We need to establish a Crime Free Program requirement for all rentals. The issue of having owners pay for water and trash instead of that cost being included in our homeowner dues must be addressed. Then workable quorums must be established, but at levels that do not allow a small majority to change critical issues. As an example, you will find that the By-laws will now contain the provision that it will take a 75% majority to change the dues allocations. Currently the dues are allocated by unit without regard to size, location, or number of residents. Then there is the problem that owners do not take out condominium owner's insurance, but then expect when they have a problem, such as a dishwasher or washing machine leak, that the Homeowners Association should step in financially.

When this review process is completed, the changes to the previous CC&Rs and By-laws drafts will be presented at an open Board meeting.

Port Hueneme Featured on HGTV

HGTV has featured Port Hueneme on their Beachfront Bargain Hunt program.

Ned is ready to give up the harsh winters of Michigan and make the permanent move west to join his partner, Joel in California. Real estate agent Janet Scarborough will show the couple around Port Hueneme, in hopes of finding a dream home for less than \$300,000.

The couple looks at units in Surfside I and Surfside III.

The show airs occasionally and show times can be found at this link.

<http://www.hgtv.com/beachfront-bargain-hunt/a-california-couple-searches-for-a-coastal-condo/index.html>

Smart HOA

The office staff has been testing a management tool that will be a single system of record for owner and tenant information, maintenance tracking, violation files etc. The Smart HOA system has been used for several months. Staff will give their evaluation at the next open meeting on June 28.

Epoxy Pipes

Remember our supply lines are coated with epoxy. Any repairs must be made with the same material. The plumber must also use the proper connection fittings since pipes with epoxy cannot be soldered.

FROM THE ON-SITE OFFICE

Lordon Management – Online Access

Have you signed up for access to view your account for Surfside online? If not, take a few minutes today to sign up at www.lordonmanagement.com. Go to the right side where it shows owner portal and click in to register for the first time. You will be required to contact Lordon for a one time registration code for security purposes. From this site you can view your accounting history, view your bill online and elect to receive mailing from Lordon such as newsletters or informational packages via email notice online. In addition, you can also sign up to pay online (Union Bank is processing online payments) and very soon you can do credit card payments also online. The site will continue to be updated with new features for our community members.

Beautification Committee Saturday, July 26th, 9:00 am until Noon Located in Picnic Area behind Clubhouse

Set some time aside on Saturday, meet some neighbors and support the committee for a fun morning. Meet at the picnic area behind the Clubhouse and wear working pants or shorts and gloves. Bring some planting tools with you too along with a desire to dig, dig, dig.

Selected areas will be used to replace and plant new ones for the fall/winter. This is covered as part of the contract with Valley Crest.

And if you've got an overabundance of plants on your patio/balcony that you may want to donate, please bring those with you.

The plan is to have low water/drought-tolerant plans on the property. Some locations have been completed and are looking great. Take a look at the areas behind the Clubhouse. Keep in mind, we aren't talking about prickly desert plants but some beautiful and colorful flowering plants which require minimal water. If you wish to donate some, the On-Site Office has a list, or just email the office and we'll send it to you. Email: carol.short@surfsideiii.com. Pictures of the recommended plants are posted on the Bulletin Board in the Clubhouse.

Help us plan with your RSVP and any planned donations in an email to lynnehale@hotmail.com or stop by the office and leave your information with Carol/Gabby or by phone at 805-488-8484.

Parking

Parking on lawns is prohibited. Although there may be limited parking available on weekends, under no circumstances can an owner of a car or his guest park their car on the lawn. If reported and the owner of the car is identified or visiting another unit/townhome, a violation/fine will be enforced.

Pets

It's been reported that the elevators are used when the pet's owner is leaving their residence. There is an initial \$100 fine for pets in the elevators. The Rules & Regulations state three exceptions: (1) doctor's statement saying that the Resident is unable to use the stairs (must present a doctor's statement to SSIII office), (2) any pet that is carried while in the elevator, and (3) a pet that is unable to navigate steps (A vet statement presented to the SSIII office).

With the warmer weather, more pets are left on the patio/balcony areas unattended. If reported, a violation will be issued.

Condo Heaters

More of the original condo heaters need to be replaced. It's been reported that the heaters either had a slow leak, burned wires, or other work which needed to be done. After some investigation it was recommended by a vendor that if the heaters are 30 years or older they most likely would need to be replaced. We request that homeowners pay particular attention to this matter and consider an inspection of their heaters before the cooler weather sets in. It is inevitable that the older the heaters are, the more dangerous they become. Please consider a "Safety Inspection." The Gas Company will come out for a one-time free of charge inspection to determine if there is a potential problem. If the heater needs to be replaced, we can provide you with names of vendors that some homeowners have used. Feel free to contact the On-Site Office.

Dryer Vents

Cleaning the lint trap is important for your safety. If not routinely cleaned, it can cause water damage, water condensation, possible fire hazard, health risk, higher electrical costs and possibly damage to your dryer. We need everyone's cooperation to take responsibility in your unit to maintain the dryer properly. Some homeowners have recently shared their vendor's name. If anyone would like to give us their recommendation, please contact the On-Site Office and we can share that with owners looking to have work done in their unit.

Architectural Applications

If you plan on making any changes/renovations/repairs to your condo unit/townhome, please contact the On-Site Office in advance. There have been several changes without notification to the office which required the homeowner to tear up the hardwood/laminate flooring only to re-lay it with the appropriate underlayment. Some work requires permits from the City of Port Hueneme and we can advise you. Windows/Doors always require an Architectural Application. Always contact the on-site office in advance of any change. Thank You!

Entry/Exit Gates

For your own safety, please do not use the entry/exit gates for walking. It is very dangerous. Take the walkways. If you need a key, the pedestrian gate key is a multi-purpose key that you can also use for the elevators and gym. Not everyone is aware of this. And, if you don't have one, please feel free to stop by the office and purchase one for \$50.

Emergency Entry To Surfside III

If you know that the Fire Department has come into the complex and the gates are left open for a long period of time, please contact the PH Fire Dept who is responsible for closing them as well. Rather than wait until Monday to contact the office, call the Fire Dept. at 805-371-1111 x 53 and request that they return to close the gate. Neither our locksmith nor our Maintenance Manager can close them.

Surfside III - Street

With the schools winding down, there is more activity in the playground areas and streets. Please use the playground areas for recreation rather than the streets, carport areas and the front or rear entrance or exit gates. Safety is a primary issue and we need to be aware of the traffic which is on-going and throughout the day.

Surfside III has designated our community as a no Skateboarding/Rollerblading or Roller-skating area. Bicycle riding and skateboarding are prohibited at all times. **Safety comes first**

Termite Inspection

Recently letters were sent to all homeowners/tenants and property managers advising that a termite inspection will be conducted June 23rd. Although you may not be aware, if you suspect that there may be termites in your townhome or condo unit anytime throughout the year, please feel free to either contact the On-Site Office at 805-488-8484 or contact ABF directly at 800-834-4224.

Clubhouse Pool Reminders

- Sign in is required when entering the Clubhouse after office hours. Include your name, unit number, key card # and number of guests.
- A maximum of eight (8) guests for residents is allowed in the Clubhouse facilities.
- Pets are not permitted in the Pool area.
- Glass containers are never allowed.
- Diving is not permitted.
- The lifesaving apparatus is used for its intended purpose only and no other usage is allowed.
- Oily lotions, hairpins and jewelry should be limited in their use in the pool and spa.
- Bathing suits and only bathing suits must be worn by all users in the pool and spa.
- No cut-offs, diapers or other clothing is permitted in the pool or spa.
- The addition of chemicals, bath or spa oils, lotions, detergents, bubble baths, perfuming or scented substances or any other similar product may not be added to the pool or spa.
- Running, ball games, Frisbees, throwing objects, fighting, pushing, yelling, horseplay or other behavior which endangers the safety or hinders the enjoyment of other persons is not permitted.

COMMITTEE BRIEFS

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

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

May was a quiet month in Surfside III, and the crime report at the Neighborhood Watch meeting was unremarkable. The City Council did pass the "No Overnight Stay" ordinance, and it will take effect in July.

Due to the upcoming holiday in July, the next meeting will be on Thursday, July 10, at 7 pm in the clubhouse. Questions or reports can go to Val Lameka. Have a safe and sane 4th everyone.

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 20th 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 **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 has a free electronic newsletter with information on various city-related matters and events. To sign up to receive it, visit the city website: <http://www.ci.port-hueneme.ca.us>, then in the column at the far left, click on "Sign Up for E-News."

OWNERS' CORNER

The Owners' Corner is a place in the newsletter for owners to voice their observations and suggestions about the association operations or make announcements about any Surfside III social event or activity. While the newsletter Editor and the Board do review these submissions, the opinions and content only represent the author and not the association. We will refuse and return to the author for re-writing any material that is not factual or is in bad taste or denigrates any individual. We are not perfect and apologize in advance if you find the content of anything in this section offensive.

The Surfside III Condominium Association ("association") is not responsible for the content and accuracy of any information provided by owners or third parties. The association and its Board of Directors will not accept any liability for any direct, indirect, incidental, special or consequential damages that result from or are related to material submitted by the owners or other third parties. By submitting any material for publication in this newsletter, all individuals agree to indemnify, defend and hold the association, its officers, directors, members, representatives, managers and agents harmless to the fullest extent permitted by California Law, from any and all claims, actions, and/or lawsuits, arising out of or related in any way to their material published in this newsletter.

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

OFFICE OPEN:

Mondays & Fridays – 8 am-12 noon

Wednesdays – 1-5 pm

THERE WILL BE NO ON-SITE TELEPHONE SERVICE WHEN THE OFFICE IS CLOSED.

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

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: donalea@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@surfsideiii.com

Alexander Urmersbach - Treasurer alex.urmrsbach@surfsideiii.com

Anthony Truex - Secretary tony.truex@surfsideiii.com

Michael Madrigal - Director michael.madrigal@surfsideiii.com

LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Christina Willey, ext. 3339; escrow@lordonmanagement.com
All insurance and collections: Emily Polchow, ext. 3337; epolchow@lordonmanagement.com
Your account, billing address, etc: Liz Lopez, ext. 3319; llopez@lordonmanagement.com
Liens, legal issues: Donalea Bauer (see above)