



# SURFSIDE III e-NEWSLETTER

Daniel Kessner – Editor

## July 2014

### Off-Site Homeowners

In an effort for the Association to control damage that may occur in units that the homeowner uses as a vacation home, we would like to recommend that you advise the On-Site Office when you aren't using it for a one month period or longer. We would like to recommend that you take a look at the moisture alarms now available on the market. They are reasonably priced. In the case of any water damage, it could save either the Association or a homeowner the cost of repairs. Currently, we estimate that the vacation homes are at 18%, which is considerably high.

### Be Water Wise

As most of us are aware, California's main water sources have been severely impacted by record dry conditions. Our water shortage is very serious but here is how YOU can help! See the tips below to learn how easy it is to save 20 gallons of water a day.

- Run the dishwasher only when full 2 to 4.5 gallons per load
- Don't leave water running while rinsing dishes 2.5 gallons per minute
- Turn off water when brushing teeth 2 gallons per minute
- Shorten showers 2.5 gallons per minute
- Don't use the toilet as a wastebasket 1.6 gallons per flush
- Wash only full loads of clothes 15-50 gallons per load
- Fix leaky toilets 30-50 gallons per day per toilet
- Fix leaky faucets 15-20 gallons per day per leak
- Get a rebate for installing a new high-efficiency washer 20-30 gallons per load
- Replace older, high-volume flushing toilets 2.2 to 3.8 gallons per flush

With everyone's help, we can save lots of water!! Thanks in advance for your consideration.

### Homeowners' Insurance

The Association encourages all owners to purchase an individual insurance policy to help cover losses for which you may be responsible. The summary will provide information which will be helpful in making a decision on what coverage you may wish to consider. The information is intended to be a summary – full details may be found in an actual policy. Feel free to contact State Farm, the Association's carrier, for more details, or a carrier of your choice.

**INDIVIDUAL UNIT OWNERS:** Individual unit owners should purchase their own policy to cover losses to their personal property, for the loss of use of their home, personal liability and for Loss Assessments by the Board of Directors (which may include the master policy deductible which is currently \$10,000 per occurrence). This policy should also cover property which is your insurance responsibility under the governing rules of your Homeowners Association.

The Homeowners Association governing rules or by-laws outline the items that are the unit owners' insurance responsibility. Therefore, it is essential that you review these governing rules or by-laws to determine your building property insurance responsibility and select limits that will adequately protect you.

Tenants and absentee owners (landlords) may also purchase coverage (called Renters Insurance or Rental Condo Unit owners Insurance). You may choose to purchase this insurance through State Farm or your own insurance broker.

**ASSOCIATION INSURANCE:** The association master policy deductible is currently \$10,000 per occurrence. Examples of items covered under the Master Policy include the buildings, cabinets, fixtures and items permanently attached to the building. The Association's property held in common, such as walks, walls, fences and entry gates, are included in the total building coverage. The Association's common area liability is also a coverage under the policy. Individual unit owners are protected in the event of a common area liability loss. In addition to the risk of liability, for which the association itself may be exposed, Directors and Officers are also covered under the D&O portion of this policy. An example of items not covered would include leakage and seepage which result in a loss.

**CLAIMS MANAGEMENT:** Your association Board of Directors/Authorized Property Manager reports/pursues any claims relating to the master policy and may notify the agent's office. Your Property Manager should be notified immediately if you feel there is a claim under the Master Policy.

### **Dryer Vents**

Cleaning the lint trap is important for your safety. If not routinely cleaned (recommended annually), 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. If you are an owner who has a tenant living here, take a moment to contact them and remind them of their responsibility to remove the lint after laundry.

If your clothes take a long time to dry, or are hotter at the end of the drying cycle, the vent is working with a reduced air flow. When your duct becomes plugged, you are more likely to experience moisture or water damage. For vent cleaning, check the internet and get several estimates. The On-Site Office has some vendors that homeowners have used and recommend.

Thanks in advance for your cooperation!!

### **Pets**

There has been increased negligence for immediate clean-up from pets. Not only are the common areas including the walkways being used and left for others to clean-up, but balconies and patios are neglected as well, resulting in strong odor, staining and added work for maintenance in the common areas. PLEASE take personal responsibility for cleaning up after your pets on the common areas as well as on your patios/balconies. Anyone violating this rule will be subject to the initial fine without the benefit of a warning for special circumstances of \$100.

When dog waste is left uncollected, rain/irrigation runoff can wash it into our drains, where it contaminates waterways, possibly causing illness and spreading parasites when accidentally ingested thru contact. Pet waste in waterways can also cause excess weed and algae growth, which stinks when it decays and can lead to decreased oxygen levels. Always try to carry plastic bags when walking your dog because the dispensers may not be nearby.

Just a reminder that all pets MUST be on a leash and accompanied at all times when outside the confines of the individual units, patios and balconies - \$25 fine.

### **Skateboarding/Bicycle Riding**

It's been reported that we've had a few close calls with skateboards recently. Let's all remember that according to the Rules & Regulations "Bicycle riding and skateboarding on sidewalks, common area walkways on the first, second and third floor condo buildings and landscaped areas are strictly prohibited at all times." For everyone's safety, when entering and exiting the complex, please walk to/from your home rather than ride. It is sometimes difficult for someone parked in a carport to see you coming from behind them. Thanks for your cooperation.

### **Quiet Hours**

Please be respectful of your neighbors during the quiet time hours. "All excessive noise, such as made by — but not limited to — stereos, musical instruments, TVs, loud voices, parties, barking dogs, car and motorcycle engines, construction, loud household appliances (use limited from 8am to 9pm) and any other noise which disturbs nearby neighbors—is prohibited."

Construction and homeowner repairs are allowed Monday thru Saturday from 8 am to 8 pm and 10 am to 6 pm on Sundays.

Several homeowners and tenants have reported that their neighboring unit residents slam their doors. Please be conscious of others because you do, after all, live in a close living environment and the sounds and noises pass on to others easily. Thank you.

### **BBQ/Smoking**

With the weather getting warmer, residents are spending more time outdoors. Remember that open-flame barbeques/smokers are prohibited on patios and balconies for health and safety reasons. Only gas/propane barbecues are allowed.

Smoking on patios and balconies is prohibited. Note: courts have held that associations can pass rules against smoking on balconies because they have a good reason to regulate smoking – it is a health hazard, a fire risk, and a nuisance. Restricting smoking is NOT a violation of a person's civil or constitutional rights.

A complaint filed will result in a warning. If two or more complaints (can be from the same person) have been filed with the On-Site Office, a fine of \$50 for each violation will be charged.

Please be considerate when smoking in common areas. The smoke drifts into other condos from common area walkways, near the elevators or grassy areas near the buildings. Please restrict smoking away from the buildings and shared recreational areas. Thank you for your cooperation!

### **Surfside III - Streets**

During the summer months, 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. Absolutely no playing in the streets is allowed

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.

### **Recreational Vehicles**

Any vehicle without proper authorization for parking in the RV lot will not be allowed to be parked in this area and will be subject to towing from the complex in conformance with Articles 22658 and 22853 of the CA Vehicle Code. All vehicles parked in the RV lot must be currently licensed and kept clean and in good running condition at all times.

### **Trash**

All trash must be placed in trash bins; recycling material must be placed in the recycling containers. Nothing should be placed outside the bins. No trash, garbage, or debris shall be left in common area view at any time (near front doors). Any person violating this rule will be given one warning – and subsequent incidents will result in a \$50 fine for each violation.

### **Common Area Parking**

All vehicles parked in a common area parking space must be moved to another space after a 72-hour period (3 days). When parked in one space over long periods of time, it appears that the vehicle may be abandoned, causing concern for the Association. We ask that you move your vehicle. Otherwise, it may be towed.

### **Oil Stains**

Please remove any oil stains from your driveway or carport area. There are a number of products available but the best solution for removing is good ol' elbow grease. The appearance within the complex is important, and having those oil stains detracts from it. Please get the cars repaired and driveway/carport areas cleaned.

### **Towing**

When contacting the towing company, never identify yourself as an employee of the Association or use our names. These types of things ultimately get back to the On-Site Office.

The same is true for Skateboarding, which is not permitted.

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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; [v.lameka@yahoo.com](mailto:v.lameka@yahoo.com)

Val Lameka and Sr. Officer Chavez were the only attendees on July 10. The Police Department worked hard to give us the activity report in a more usable format. According to the improved report, June was mostly quiet in our complex. Our residents continue to call in suspicious activity (kudos to all of you). The next Watch meeting will be at 7 pm Thursday, August 7, in the clubhouse. Questions and reports may be given to Val Lameka.

### **Beautification Committee:**

**Note: this is a new committee. You are encouraged to become involved.**

If you wish to donate your time or some plants to the Beautification Committee, you can reach them at:

Lynne Haile	<a href="mailto:lynnehail1@gmail.com">lynnehail1@gmail.com</a>
Andy SantaMaria	<a href="mailto:a67s@aol.com">a67s@aol.com</a>
Lynn SantaMaria	<a href="mailto:lscif95@aol.com">lscif95@aol.com</a>

For the upcoming planting gatherings, see the Bulletin Board in the Clubhouse, or you can also contact the On-Site Office.

### **Planting of Drought Tolerant Plants**

With the continuation of the drought, the Governor has requested that a reduction of 20% of water use be achieved. It is hopeful that the October-December 2014 rainy period will bring much needed relief. Statewide plans are being proposed to impose water reductions in January 2015 if the drought continues. This means that water use penalties may be imposed over an established baseline.

The SS III Board has requested that Beautification Committee provide recommendations for drought tolerant plant selections for partial lawn replacement if the decision is made to reduce the number of square feet of lawn needing irrigation within the complex. Reduction of lawn area needing irrigation will reduce water use and water costs.

There are numerous websites such as [www.porthuenemegardens.org](http://www.porthuenemegardens.org) and [bewaterwise.com](http://bewaterwise.com), which provide suggestions on how to accomplish this transition. The intent would be to provide enough lawn area for active use, such as children playing on the lawns, as well as to maintain areas where pets can relieve themselves. Since the HOA sprinkler system irrigates a variety of landscaping within each water line run, the plants, trees and lawn areas do not get the appropriate watering. Modification of the sprinkler system using a variety of sprinkler heads may be possible. To replace the existing HOA irrigation system with a more efficient system is not feasible at this time due to cost.

Currently, there is a rebate of \$2/sq.ft. for each square foot of lawn removed and replanted with drought tolerant plants.

The procedure that the Beautification Committee is following is:

- Meet with HOA management and Valley Crest staff to determine which lawn areas or partial lawn areas might be candidates for replacement considering existing sprinkler system location, conditions of soil, and resident use.
- Have Valley Crest provide a SS III site map showing these areas with approximate square footage of lawn area to be replaced with drought tolerant plants.
- Discuss proposal with City of Port Hueneme staff regarding any permit requirements or agreement modifications.
- Modify Valley Crest site map if necessary and determine square footage of lawn to be replaced and anticipated rebate amount.
- Present the proposal to the HOA Board for comments and approval.
- Prepare and submit the [bewaterwise.com](http://bewaterwise.com) application for approval of rebate. The total amount of lawn area that is eligible may be reduced based on the conditions set.
- Implement planting plan by Valley Crest within 120 days of approval in keeping with the application requirements.

Residents with questions regarding this process can contact [lynnehaile1@gmail.com](mailto:lynnehaile1@gmail.com).

A related article on the drought can be found at:

[http://www.toacorn.com/news/2014-07-10/Front\\_Page/Calleguas\\_warns\\_of\\_severe\\_cutbacks.html](http://www.toacorn.com/news/2014-07-10/Front_Page/Calleguas_warns_of_severe_cutbacks.html)

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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 20<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 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."

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## OWNERS' CORNER

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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.

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### **Where Does SS3 Get Its Water**

The Port Hueneme Water Agency (PHWA) supplies water to the City of Port Hueneme, both naval bases as well as the Channel Islands Beach Community Services District (Hollywood by the Beach and Silver Strand). The water supplied to PHWA comes from United Water Conservation District (80% - from wells) and Calleguas Municipal Water District (20% - from the State Water Project – Sacramento Bay Delta). The United water is processed at the PHWA water plant on Perkins Road in Oxnard. The water is blended with Calleguas supplied water and then PHWA distributes the water to its customers.

### **Update on Drought Information**

On July 15<sup>th</sup> the State Water Board stated that all Californians will be affected by the ongoing drought conditions in one form or another, especially if these conditions persist or worsen in 2015. To promote water conservation statewide, the emergency regulations would prohibit each of the following, except in case of health or safety needs or to comply with a term or condition in a permit issued by a state or federal agency:

- The direct application of water to any hard surface for washing.
- Watering of outdoor landscapes that cause runoff to adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures.
- Using a hose to wash an automobile, unless the hose is fitted with a shut-off nozzle.
- Using potable water in a fountain or decorative water feature, unless the water is recirculated.

Violations of prohibited activities are considered infractions and are punishable by fines of \$500 for each day in which the violation occurs. Any employee of a public agency charged with enforcing laws may write and issue a ticket to the violator.

To further reduce water use in SS III, residents can install low-flush toilets, take shorter showers, wash clothes with full loads only, repair water leaks in a timely manner (especially toilet leaks), install low flow shower heads and faucet heads, and only use the automatic dishwasher with a full load.

For further information or comments, residents can contact me, Andy Santamaria, at [a67s@aol.com](mailto:a67s@aol.com).

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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

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](mailto: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](mailto:donalea@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@surfsideiii.com](mailto:ira.green@surfsideiii.com)

Alexander Urmersbach - Treasurer [alex.urmersbach@surfsideiii.com](mailto:alex.urmersbach@surfsideiii.com)

Anthony Truex - Secretary [tony.truex@surfsideiii.com](mailto:tony.truex@surfsideiii.com)

Michael Madrigal - Director [michael.madrigal@surfsideiii.com](mailto:michael.madrigal@surfsideiii.com)

### LORDON MANAGEMENT: OTHER DEPARTMENT EXTENSIONS

All escrow matters: Christina Willey, ext. 3339; [escrow@lordonmanagement.com](mailto:escrow@lordonmanagement.com)  
All insurance and collections: Emily Polchow, ext. 3337; [epolchow@lordonmanagement.com](mailto:epolchow@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)