

SAN LORENZO COMMUNITY ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association
From: Your Board of Directors
RE: Community Newsletter April 2021

ANNUAL HOMEOWNERS MEETING AND ELECTION HELD APRIL 12, 2021

The San Lorenzo Community Homeowners Annual Meeting and election of new Board members was held Monday, April 12, 2021. Owners re-elected Bob Carson, Jessie Jones, and Lillian Franklin and the Board appointed Robert Powers, who also ran for the Board, to fill a vacant position for the next year.

DEFECTIVE SHEET METAL FLASHING REPAIR UPDATE

The Board completed their interviews with four firms to potentially serve as the system engineer to evaluate alternatives for the metal sheeting repairs. The Board selected an engineering services company to conduct the assessment, determine root cause and possible fixes, and manage the repairs.

SAN LORENZO COMMUNITY ROOF SYSTEM ASSESSMENT ENGINEER SELECTION

The San Lorenzo Community has 46 buildings with 23 having varied roofing system issues over the last 15 years. The Board selected an engineering services company to evaluate building roofs, determine root cause, make recommendations for repairs, and oversee the work on affected roofs.

LAWS AND COMMUNITY RULES REGARDING ANIMALS, LEASHES, AND BITES

Orange County Ordinances regarding Restraint of dogs states that:

No person owning or having charge, care, custody, or control of any dog shall cause or permit, either willfully or through failure to exercise due care or control, any such dog to be upon any private property unless such dog be restrained thereon by a fence, wall, substantial chain, leash not exceeding six (6) feet in length, other appropriate physical restraint, or is under the charge of a person competent to exercise care, custody, and control over such dog.

No person owning or having charge, care, custody, or control of any dog shall cause or permit, either willfully or through failure to exercise due care or control, any such dog to be upon any public property unless such dog be restrained by a substantial chain, or leash not exceeding six (6) feet in length, and is under the charge of a person competent to exercise care, custody, and control over such dog, unless the owner or operator of such public property grants written permission for such dog to be on such property without such chain or leash. (Ord. No. 2836, § 3, 6-6-75; Ord. No. 2908, § 1, 5-4-76)



The San Lorenzo CC&Rs state the following in section 2.6 ANIMAL REGULATIONS:

Animals belonging to Owners, tenants, residents or guests in the Properties must be kept in the Unit; provided, however, when outdoors, animals must be kept under the control of a Person capable of controlling the animal either on a leash or other appropriate restraint when outside the Unit or Exclusive Use Area. Furthermore, each *Owner shall be absolutely liable to each and all remaining Owners, their Families, tenants, residents and guests, for damages or injuries caused by any animals brought or kept on the Properties by an Owner, by members of the Owner's Family, or by the Owner's guests, tenants or invitees.* Each Owner shall immediately remove any excrement or clean other unsanitary conditions caused by such Owner's animals on any portion of the Properties.

Residents are required by law to report any bite or scratch from a domestic or wild animal. To report an animal bite or scratch from a domestic or wild animal, call OCAC at 714-796-6421.

STAY INFORMED ABOUT NEWS AND INFORMATION IN SAN LORENZO COMMUNITY!

Go to: <http://myhoa.com/websitenotificationform/index.htm> to read and fill out the sign-up form!

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IF YOU SEE A CRIME BEING COMMITTED - - CALL YORBA LINDA POLICE SERVICES Sheriff's Non-Emergency Dispatch: 714-647-7000 or 949-770-6011 or 911 *provided by the Orange County Sheriff's Department* (mobile 911 calls go to the California Highway Patrol)

DRYER FIRES MORE LIKELY IN OLDER DRYER & VENT UNITS



Older condominium units like San Lorenzo are more prone to fires in older dryers and dryer vents if not serviced on a regular basis. Recently, a fire in a dryer vent at a condo in Orange County caused considerable water damage to adjacent condos and units below when the sprinkler system engaged to put out the fire. Another recent Orange County condo had a fire in the dryer lint trap that was extinguished before the fire sprinklers activated. And a San Lorenzo owner had a 15-year-old dryer serviced and discovered burn marks from small fires caused by excessive lint catching fire and burning in the dryer. Servicing a dryer and duct system now may save money and repairs from occurring in the future.



POOL REGULAR HOURS RETURN – PLEASE CONTINUE TO MAINTAIN DISTANCING

The San Lorenzo Community Pool has returned to regular pool operating hours. The pool heater is on and pool furniture has been returned to the deck. Please continue to follow social distancing guidelines and sanitizing guidelines established by the State and County. The first line of defense against transmissible disease is through good personal practices such as keeping an appropriate distance and washing hands and touch points thoroughly.

The SPA replaster project has been delayed as the contractor waits on County Public Health to issue appropriate permits. When permits are issued, the spa will be closed for cleaning, descaling, and replastering.

SAN LORENZO MONTHLY BOARD MEETING SCHEDULED:

Our next homeowner's monthly board meeting and annual meeting is currently scheduled for the **SECOND** Monday of May at 7:00 p.m. via Zoom video due to COVID19.

Your Current San Lorenzo Board of Directors are

Lillian Franklin, President
Bob Carson, Vice President
Richard Williamson, Treasurer
Jessie Jones, Secretary
Robert Powers, Member at Large

San Lorenzo is managed by StoneKastle Community Management

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