

# SAN LORENZO HOMEOWNERS ASSOCIATION

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

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## **COMMUNITY WORK IN PROGRESS**

The San Lorenzo Community Association Board of Directors will meet in December to discuss major contracts in information or quote stages and take action on contract actions ready for decision.

The Community tubular steel fencing project received revised quotes that assessed the complete Community fencing and the Board will make a final decision on a vendor in December.

The Board requested additional information from the engineering firm assessing the sheet metal flashing failure in the Community. Updated information will be presented to the Board in December.

The engineering firm assessing the street system had conducted core sampling and has been provided with the April 2012 engineering and geological analysis that San Lorenzo Association had accomplished.

The Board anticipates an update and status on the Roof System evaluation by the engineering firm.

The Black Gold Golf Course has been trimming trees and shrubs along the Association's slopes facing the golf course fairways and greens. The Association's landscape company will start planting new materials on the non-fire zone slopes in January.

Association Board members and Management staff met with the fire alarm systems vendor to review outstanding issues on the alarms, alarm monitoring, and alarm intermittent connections. A plan to update communications capability and to investigate line failures was developed and is being implemented.

The Board anticipates receiving the engineering firm's package to update the fire lane signage in the Community and approve for submittal to Orange County Fire Authority.

Building termite inspections are planned for February 2022. The Association has repaired wood components damaged by termites this year. Inspectors will require access to the attics of the upstairs units. Our contractor recently found live termites in the attics of another community in Yorba Linda within the last 3 months.

## **IN DOOR SECURITY CAMERAS EASY TO INSTALL IN HOME FRONT DOORS**

Several residents have inquired about installing a security camera on their home. The easiest security camera for owners and residents to install at a condo unit is one that installs in and replaces the front door peephole. Units like the Ring peephole camera install quickly and do not violate HOA rules about drilling onto Association property because they simply replace the removable peephole. The peep hole unit can be replaced when a person needs to remove the security camera.

These kinds of camera systems have a rechargeable battery pack and connect via Wi-Fi to applications from the manufacturer. For upstairs units, a range extender may be needed to get a good quality Wi-Fi signal to the Internet Service Provider router.



## **TRANSFORMERS TO CHANGE ON BURNED OUT ADDRESS SIGNS**

Unit residents may receive a door tag from Pro-Tek Electrical & Lighting requiring access to the unit to change the transformer that powers the address signs. The primary cause of failure appears to be the additional wattage drawn by doorbell wired security camera systems that burn out the transformer. Pro-Tek has to access the doorbell / address sign transformers that failed and replace them with a higher wattage capable transformer. Please respond to the door tag. StoneKastle will also be contacting the Unit owners notifying them of access required to replace the transformers and get the address lights working again.

## **BUILDING LIGHTS CONVERTING TO LEDs**

Colder winter temperatures can cause older compact fluorescent bulbs to fail or dim considerably. As older CFLs fail, San Lorenzo is converting to plug-and-play LED lighting that will provide a more consistent light throughout the bulb's life. The lighting contractor is working to replace numerous failed CFLs in the community and will transition from CFL to LED as the older bulbs fail across the community.



# SAN LORENZO HOMEOWNERS ASSOCIATION

**San Lorenzo HOA Board Meeting Mon. December 13th at 7:00 PM on ZOOM and in the Clubhouse**

**San Lorenzo HOA Board Meeting Mon. January 10<sup>th</sup> 2022 at 7:00 PM on ZOOM and in the Clubhouse**

The December Board Meeting is planned to receive reports from multiple major projects and provide Board direction to management in facilitating those projects.

See posted Agendas at <http://myhoa.com/sanlorenzo/agendas.htm>

## **2022 ANNUAL BUDGET, RESERVE STUDY, AND INFORMATION MAILED TO OWNERS**

The 2022 Annual Budget, Reserve Study, and Information Disclosures package has been mailed to all owners. The package is also available on the San Lorenzo Community website.

## **SAFELIST VEHICLES FOR OVERNIGHT PARKING IN SAN LORENZO**

Guest vehicles to be parked overnight in San Lorenzo marked on street parking must be safe listed with the Community Patrol company. To safe list a vehicle, go to [www.Patrol-one.com](http://www.Patrol-one.com) to safelist a vehicle or call the 24-hour dispatch service at 714-541-0999. Residents are permitted to safelist vehicles up to 5 days in any 30-day rolling period.

## **PET OWNERS – PLEASE CLEAN UP AFTER YOUR PETS**

It is both a San Lorenzo Community Association and Orange County ordinance that pet owners must clean up after their pets. The Community provides animal waste cleanup bags at the two Community mailbox locations.



## **SOUTHERN CALIFORNIA EDISON MOVING CONSUMERS TO TOU**



SCE

Check your mail. That “form letter” from Southern California Edison requires customers to ***make a decision*** on what electric rate plan they want. Previously, customers could choose to switch from a cost per kilowatt hour Tiered Rate Plan to time of use plan. Now, Edison is switching customers to TOU unless they opt out before February 2022. You may have a lower electric bill on the current Tiered Rate Plan than on TOU-D 5-8 PM or 4-9 PM. You can find more information at <https://www.sce.com/residential/rates> and in the mailer.

## **PORCH PIRATES ARE PROWLING NEIGHBORHOODS IN SEARCH OF PACKAGES**

Consider having packages delivered to a place of business, distribution centers, or a neighbor who can receive in packages while you are away.

## **CLEAR PLANT MATERIAL FROM THE TUBULAR STEEL FENCING**

The San Lorenzo Community tubular steel fence replacement, painting, and corrosion control project will be removing and replacing or repairing sections of the fencing and painting the fences throughout the community. All owners that have fences with plant material on or in the fencing must trim it back to enable the repairs and painting to go forward.



## **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 call 911 *provided by the Orange County Sheriff's Department*

### **San Lorenzo Community HOA Board of Directors:**

Lillian Franklin, President  
Bob Carson, Vice President  
Richard Williamson, Treasurer

Jessie Jones, Secretary  
Robert Powers, Member at Large

### **San Lorenzo Community HOA is managed by StoneKastle Community Management**

Christie Alviso, Community Manager:  
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