

SAN LORENZO HOMEOWNERS ASSOCIATION

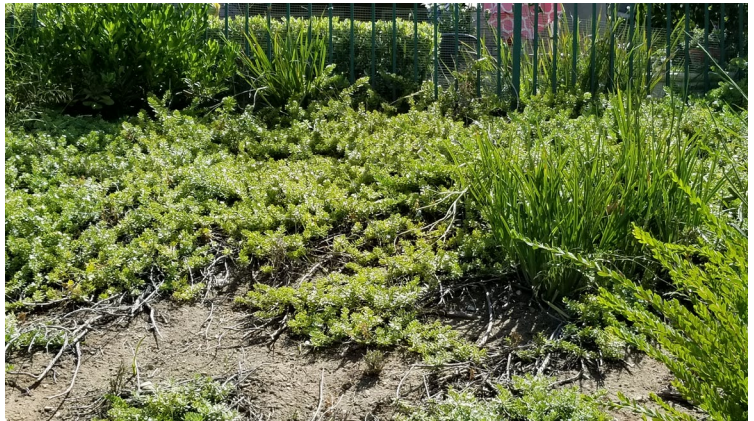
To: All Homeowners of the San Lorenzo Community Association
From: Your Board of Directors
RE: Community Newsletter July 2021

SAN LORENZO COMMUNITY PROJECT UPDATES:

- The San Lorenzo Community Center building repairs are underway and should be completed in early July. Pool facilities and restrooms are open on the normal schedule.
- New landscape planting along sidewalks to Unit entrances was completed in June replacing dead and dying plants. Tree trimming in the community will be occurring about the time of this newsletter publication.
- Community pool furniture will be removed incrementally and refurbished over the next month. This includes powder coating the metal, installing new chaise lounge strapping, and installing new acrylic tabletops.
- Board and Management discovered that the glass walls at the pool have degraded rubber mounting that holds the glass in place. Management has sought estimates to replace the rubber strips that hold the glass in place. This is a normal occurrence due to sun and low humidity degrading the rubber mounting material.
- Estimates for the tubular steel fencing repair / replacement are anticipated in early July.
- A scope of work is being developed for the landscaping on the golf course side of the perimeter fence. The Association owns the slope and is responsible for replacement landscape planting.
- During the perimeter fence landscape walk, multiple areas of concern were noted where soil is eroding away from slopes below Unit owner's back yards. Management will get a contractor(s) to assess the issue(s) and make recommendations to stop slope degradation.
- Additional flashing assessments and analysis are underway to determine course(s) of action available to the Association to repair deficient builder construction work that doesn't meet building construction standards. Analysis to date has found multiple areas where the flashing was used to cover improper construction.
- The roofing engineering firm has provided the Board and Management a plan to assess the roofs with and without leak problems to determine root causes and courses of action to fix the water leaking problem.

HELP EXTEND THE LIFE OF SAN LORENZO'S FENCING – TRIM PLANTS OFF THE FENCE LINE

During recent landscape walks and fence repair company assessment of our community's steel fencing condition, active plant and landscaping material were found covering the Association maintained fencing. Fence company experts have pointed out that the damp landscape material and fence bottom rails covered in dirt increases the rate of rusting and shortens the lifespan for the steel. Extensive landscape material on the fence also prevents inspection and maintenance on the fence sections which shortens the lifespan as well.



Landscape / Plant material is seen growing on and through Community fencing facing an Association common area.

The Association is anticipating a large amount of fencing will have to be replaced because of the rusted-out sections discovered by Management and the contractors bidding on the projected repairs. The Association has directed the Landscaper to remove all landscape, plant, and dirt material from the fence line on the Association maintained (common) areas. Homeowners and residents are being asked to also remove plant material and dirt from the Unit's exclusive use side of the fence if applicable. This will allow inspection of the fence, ease replacement or repair of the fence, and extend the life of new fencing that is installed in the upcoming repair project.

RATTLESNAKE SAFETY IN SAN LORENZO COMMUNITY

Rattlesnakes are widespread in California and are found in a variety of habitat throughout the state from coastal to desert. Rattlesnakes have a distinctive, triangular-shaped head, which can be helpful in their identification. The harmless gopher snake appears similar to rattlesnakes and can alter its posture to mimic the triangular head shape but will always lack a rattle. They may also turn up around homes and yards in brushy areas. Rattlesnakes forage for prey in or near brushy or tall grass areas, rock outcrops, rodent burrows, around and under surface objects, and sometimes in the open. Adults eat live prey, primarily rodents; the young consume mostly lizards and young

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rodents. <http://ipm.ucanr.edu/PMG/PESTNOTES/pn74119.html>

Generally not aggressive, rattlesnakes will likely retreat if given room or not deliberately provoked or threatened. Most bites occur when a rattlesnake is handled or accidentally touched by someone walking or climbing. Rattlesnakes are not confined to rural areas. They have been found in urban areas, on riverbanks and lakeside parks and at golf courses. The following safety precautions can be taken to reduce the likelihood of an encounter with a rattlesnake. (<https://wildlife.ca.gov/Keep-Me-Wild/Rattlesnakes>)

- Be alert. Rattlesnakes are sensitive to the ambient temperature and will adjust their behavior accordingly. After a cold or cool night, they will attempt to raise their body temperature by basking in the sun midmorning. To prevent overheating during hot days of spring and summer, they will become more active at dawn, dusk or night.
- Do not step or put your hands where you cannot see
- Be careful when stepping over doorsteps as well. Snakes like to crawl along the edge of buildings where they are protected on one side.

Keeping snakes out of the yard

The best protection against rattlesnakes in the yard is a "rattlesnake proof" fence. The fence should either be solid or with mesh no larger than one-quarter inch. It should be at least three feet high with the bottom buried a few inches in the ground (this will deteriorate over time and need to be replaced). Keep vegetation away from the fence. Snakes can climb accumulated vegetation and gain access to the top of the fence.

One of the best ways to discourage rattlesnakes from inhabiting gardens and homes is to remove suitable hiding places. Heavy brush, tall grass, rocks, logs, rotten stumps, lumber piles, and other places of cover should be cleaned up. Keep weeds mowed close to the ground or remove them completely. Since snakes are often attracted to areas in search of prey, eliminating rodent populations, especially ground squirrels, meadow voles, deer mice, rats, and house mice, is an important step in making an area less attractive for snakes.

California Rattlesnakes <http://www.californiaherps.com/identification/snakesid/rattlesnakes.html>

REPUBLIC TRASH SERVICES PROVIDES SAN LORENZO COMMUNITY'S PICK-UP SERVICES

<https://www.republicservices.com/municipality/yorba-linda-ca>

San Lorenzo Community trash pickup occurs on Tuesdays. The next exception is Labor Day (Sept. 8 pickup). Trash bins must be stored in the unit garage. Bins may be placed outside the evening before scheduled pick up and must be placed back in the garage in the evening after pickup. If you have a trash bin too small, too large, too old, or damaged, contact Republic Customer Service at 800-700-8610



RECYCLING ACCEPTABLE MATERIALS.

See the June Newsletter for more information: <http://myhoa.com/sanlorenzo/documents/newsletters/2021/june2021.pdf>

HOUSEHOLD HAZARDOUS WASTE COLLECTION

Orange County provides a Household Hazardous Waste collection center at 1071 N Blue Gum Street Anaheim 92806

NEXT SAN LORENZO HOA BOARD MEETING MONDAY JULY 12th AT 7:00 PM ON ZOOM

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

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!

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)



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

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