

SAN LORENZO HOMEOWNERS ASSOCIATION

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

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SAN LORENZO COMMUNITY PROJECT UPDATES:

- The San Lorenzo Community Spa re-plaster passed Orange County Health inspection and is now back to normal operations. Please observe warnings regarding the use of the spa posted in the pool area. State of California guidelines for protection from COVID-19 are changing this month, residents are asked to keep up to date with the guidance and follow the guidelines for all Community resident's safety. <https://occovid19.ochealthinfo.com/>
- The Board and Management checked out the conditions in the Community Center after the COVID closure and found several repairs that need to be made prior to Community use of the facility. Work is underway to make the required repairs as quickly as possible to bring the facility back into condition for San Lorenzo use. Pool facilities and restrooms are unaffected by the required repairs.

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

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

Residents in the San Lorenzo Community normally receive trash pickup services on Tuesdays. Exceptions include Memorial Day (June 2 Pickup) and 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 Services Customer Service at 800-700-8610.



RECYCLING ACCEPTABLE MATERIALS.

Aspirational or "Wishcycling" has become a problem and entire recycling loads can end up in a landfill due to contamination by a well-intentioned recycler. Keep all recyclables free of food and liquid — empty, clean and dry. Never bag or bundle your recyclables. Items should be placed in the container loose. Acceptable items include:

- **Paper:** Newspapers, Envelopes, Junk mail, Phone books, Brochures, Magazines, Cardboard boxes, Ream wrappers, File folders, Poster board, Frozen food boxes. (Greasy pizza boxes are not recyclable by Republic)
- **Plastic:** Water bottles, Take-out containers, Soda bottles, Milk jugs (no cartons), Shampoo/ Soap/ Detergent bottles
- **Aluminum/Metal:** food & beverage metal cans - steel, tin, bi-metal and aluminum, Scrap metal
- **Glass bottles:** Beverage containers, Glass food jars (clear & colored glass)



WHAT CAN'T BE RECYCLED:

- Appliances, Batteries, Bubble Wrap, Christmas Lights, Coat Hangers, Diapers, Electrical Cords, Food Waste, Food Wrap, Garden Hoses, Plastic Bags, Polystyrene, Rubber Balls, Sports Equipment, Stuffed Animals, Syringes/Razor Blades, Tires, Waxed Cartons, Wood/Yard Waste
- Please do not place plastic bags in your recycle bin. Plastic bags cause serious issues for Republic's recycling processing centers machinery and are disposed of as trash.

ITEMS REQUIRING SPECIAL HANDLING

- These items should never be mixed with regular recycling or trash. Disposal requires special handling:
- Fluorescent lights – both tubes and compact fluorescent bulbs, Computers & Electronics, Needles or syringes, Hazardous waste, Toxic material containers, and Paint.

HOUSEHOLD HAZARDOUS WASTE COLLECTION

- The County of Orange provides four Household Hazardous Waste collections centers for resident to drop-off household hazardous waste free. Household Hazardous Waste which can be dropped off includes the following:
- Automotive Products, Cleaning, E-Waste, Flammable Products, Lawn and Garden, Painting Supplies, Sharps (puncture-proof container).
- The closest location for Yorba Linda residents is the Anaheim Collection Center at 1071 N Blue Gum Street in Anaheim 92806. <https://recycle>

NEXT SAN LORENZO HOA BOARD MEETING MONDAY JUNE 14TH AT 7:00 PM ON ZOOM

*Professionally Managed by StoneKastle Community Management, Inc.
181 S. Old Springs Rd., Anaheim Hills, CA 92808
Phone: (714) 395-5245 Fax: (866) 575-0549
www.stonkastle.com*

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CC&Rs – WHAT ARE THEY AND WHY DO THEY MATTER?

When an owner purchases a unit in our community, one of the fees they pay is to obtain the Association's CC&Rs and Board of Directors rules and regulations for the Community. The community developer (builder) creates the original CC&Rs and records them with the County Clerk-Recorder. Upon completing the purchase of the property, the new owner has agreed to abide by the CC&Rs, Rules, & Bylaws of the Association.

California's Davis-Stirling Act defines CC&Rs as a "Declaration of Covenants, Conditions and Restrictions" — a document that contains information required by Sections 4250 and 4255. (Civ. Code §4135.) Section 4250 states that a declaration must contain a legal description of the common interest development and a statement that the common interest development is a community ... condominium project, ... and must set forth the restrictions on the use or enjoyment of property. (Civ. Code §4250.) (Adams | Stirling <https://www.davis-stirling.com/HOME/CC-Rs-Defined>)

CC&Rs describe the rights and obligations of the membership as they relate to other members and the association as a whole, and of the association to its members. CC&Rs generally cover: (i) restrictions on the use of property, (ii) member and association maintenance duties, (iii) enforcement powers, (iv) lender protection provisions, (v) assessments obligations and lien/collection rights, (vi) duty to insure, and (vii) dispute resolution and attorneys' fees.

- **"Covenants"** are promises. In effect, a buyer in a common interest development promises to abide by the governing documents and pay his/her assessments. The buyer does not actually raise his/her hand or sign an agreement making a promise to abide by the documents. The promise is imposed on the buyer as an equitable servitude that runs with the property and is fully enforceable against the owner of the property. A positive covenant is a promise to do something, and a restrictive covenant is a promise not to do something.
- **"Conditions"** in a contract or agreement can suspend, or rescind, or modify an obligation. In other words, an event must take place before a party to a contract must perform their obligation. There are very few if any real conditions in a set of CC&Rs. Arguably, paying assessments is a condition to keeping one's house or condominium. Failure to pay them can result in the loss of ownership of the house or condo.
- **"Restrictions"** are limitations imposed on owners on the use of their property. For example, restrictive covenants often limit the number and kinds of animals an owner may keep, the alterations they can make to their property, the number of vehicles they can park, etc. The purpose of the restrictions is to maintain property values as well as order among neighbors.
- **Categories of Restrictions.** There are two categories of restrictions--those found in the CC&Rs (equitable servitudes) and those later adopted by an association's board of directors (rules & regulations). Restrictions found in the CC&Rs are "clothed with a very strong presumption of validity which arises from the fact that each individual unit owner purchases his unit knowing of and accepting the restrictions to be imposed. Under the Davis-Stirling Act, each owner of a condominium unit either has expressly consented or is deemed by law to have agreed to the terms in a recorded declaration.

If you are an owner and cannot find your copy of the Community CC&Rs, or are a tenant and wish to understand better the Community rules we agreed to comply with in San Lorenzo Community, please see:

<http://myhoa.com/sanlorenzo/documents/misc/welcomeletter.pdf>

<http://myhoa.com/sanlorenzo/documents/misc/communityhandbook.pdf>

<http://myhoa.com/sanlorenzo/documents/bylaws.pdf>

<http://myhoa.com/sanlorenzo/documents/ccrs.pdf>

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

Taryn Martin, Community Manager,

taryn@stonecastle.com

Christie Alviso, Associate Community Manager,

christie@stonecastle.com

Elena Valdez, Assistant; elena@stonecastle.com

Tuttie Bogard, Accounts Receivable;

tuttie@stonecastle.com

Community Website: www.myhoa.com/sanlorenzo

181 S OLD SPRINGS RD, ANAHEIM CA 92808-1247

714-395-5245