

SAN LORENZO HOMEOWNERS ASSOCIATION

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

SAN LORENZO COMMUNITY PROJECT UPDATES:

- Community Pool furniture phase two is out for refurbishment.
- The Community Pool will be heated until November 1st.
- Some of the glass walls at the pool and residences along Bastanchury have degraded rubber mounting to hold the glass in place. The Community is still seeking price quotes to address deficient mounting.
- Revised estimates for the tubular steel fencing repairs and replacement will be reviewed by the Board at the October HOA Board meeting.
- Union Bank sold its HOA division to another banking institution. StoneKastle Management is providing new Community HOA Assessment payment and bank information in the October statement.
- Additional flashing assessments and analysis are underway to determine course(s) of action available.
- The roofing engineering firm continues to evaluate the roof system.
- The Management Team identified a project manager for the required street repairs and slurry seal.



AEDES MOSQUITO INVADES ORANGE COUNTY YARDS AND HOMES.



The Invasive "Aedes" Mosquitoes

Invasive mosquito species are infesting Orange County neighborhoods

- 1 These aggressive day-biting mosquitoes are impacting our quality of life by making our yards less enjoyable
- 2 They increase the risk of spreading mosquito-borne diseases like Zika, dengue, yellow fever, and chikungunya
- 3 They prefer to feed on humans and can bite multiple times, leaving many large itchy welts/bumps
- 4 Eggs are laid singly along the sides of containers. The eggs can lay dormant for several years and will hatch when conditions are right and water is present
- 5 They are container breeders and need very little water to reproduce

TIPS:

- Inspect containers and plant saucers weekly for any signs of mosquito breeding
- Dump and drain containers filled with water and toss unneeded containers
- Prevent bites -- wear repellent containing DEET®, Picaridin, IR3535, or oil of lemon eucalyptus



<https://www.ocvector.org/invasive-aedes-mosquitoes>

San Lorenzo HOA Board Meetings Mon. Tue. Oct. 19th | Mon. Nov. 8th at 7:00 PM on ZOOM
San Lorenzo HOA Board will review and approve the 2022 budget on Oct. 28th at the Clubhouse

SAN LORENZO HOMEOWNERS ASSOCIATION



OCTOBER IS FIRE SAFETY AND PREVENTION MONTH

Do you have a fire extinguisher in your home, your garage?

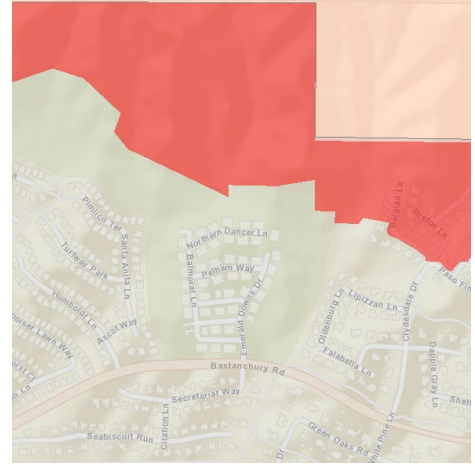
Do you know where it is located? Do you know how to use it?

SAN LORENZO COMMUNITY IS ADJACENT TO VERY HIGH FIRE DANGER

Across the State of California, insurance companies are not renewing policies or increasing rates dramatically for insurance coverage and raising deductible recommendations because of the high fire danger and large losses due to fire state-wide over the last five years. The San Lorenzo Community is just south of the Cal Fire designated Very High Fire Hazard Severity Zone in the Chino Hills. The Freeway Complex Fire in November 2008 burned 187 homes in Yorba Linda and Anaheim Hills – some of which have never been rebuilt. Owners should check with their insurance company about their HO6 and personal property coverage to ensure it is adequate for this zone.

<https://egis.fire.ca.gov/FHSZ/>

<https://www.ocfa.org/Uploads/Transparency/OCFA-AAR-Freeway%20Complex%20Fire.pdf>



SAN LORENZO INSURANCE COVERAGE IS CHANGING

The San Lorenzo Community Association has been insuring the interior materials (walls, cabinets, plumbing fixtures, etc.) of owner's exclusive use Units. Owners are required by the CC&Rs to carry appropriate HO6 coverage to rebuild from the bare walls and subfloor into the Unit. The Board is terminating this double coverage with the current policy renewal.

This Association change of insurance potentially affects Condominium Unit Owners Policy/HO6 insurance coverage required by CC&Rs and mortgage lenders. Owners need to communicate with their insurance agent / company and ensure replacement cost coverage for the real property within the unit is in place by October 28th, 2021. Letters and Insurance information will be sent to owners this month to enable owners to update their personal HO6 coverage.

TUESDAYS ARE TRASH DAYS IN SAN LORENZO. Trash containers must be kept in the garage, except on the scheduled trash pick-up day. Trash containers may be placed out for pick-up the evening prior to pick-up and must be returned to the garage by the end of the pick-up day.

SAN LORENZO 2022 HOA BUDGET MEETING TO BE HELD OCT 28th at the CLUBHOUSE

The San Lorenzo HOA Board will review the Fiscal Year 2022 Operational and Reserve Budget for approval at a special Board meeting Thursday, October 28th at 7:00 PM in the Community Clubhouse.

San Lorenzo HOA Board Meetings Mon. Tue. Oct. 19th | Mon. Nov. 8th at 7:00 PM on ZOOM

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

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

Taryn Martin, Community Manager,

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Christie Alviso, Associate Community Manager,

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Elena Valdez, Assistant; elena@stonecastle.com

Elena Valdez, Accounts Receivable (temporary contact);

elena@stonecastle.com

Community Website: www.myhoa.com/sanlorenzo