

SAN LORENZO HOMEOWNERS ASSOCIATION

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

SAN LORENZO COMMUNITY PROJECT UPDATES:

- The San Lorenzo Community Center building repairs are complete.
- Community pool furniture phase one refurbishment is complete. The metal on the chairs has been sandblasted to bare metal and powder coated and baked in three coats, new chaise lounge strapping has been completed, and installing new acrylic tabletops installed. The remaining pool furniture is out for refurbishment with the exception of the cast iron chairs.
- Some of the glass walls at the pool and residences along Bastanchury have degraded rubber mounting to hold the glass in place. Management has sought additional estimates to replace the rubber strips that hold the glass in place on the panels that are degraded.
- Estimates for the tubular steel fencing repairs and replacement have been received and will be reviewed by the Board at the September HOA meeting.
- Management is continuing to work with contractors to assess the slope erosion from owners back yards and down the slope along the golf course and make recommendations to repair.
- Additional flashing assessments and analysis are underway to determine course(s) of action available.
- The roofing engineering firm continues to evaluate the roof system to determine root cause(s) and action required to prevent repeating leaks in some of the community buildings.
- The Community Management Team is working to find a project manager for the required street repairs and slurry seal. The nature of the required work increases the need for a project manager to ensure the work meets the needs of the community and provides maximum life for the work to be done.



OCTOBER IS FIRE PREVENTION MONTH – Do you have a fire extinguisher in your home? Do you know where it is located?

The ABCs of Fire Extinguishers

Let's look at how the ABCs of fire classifications are defined:

- Class A fires involve paper products, wood, clothing, and other flammables
- Class B fires involve fuels such as motor oil, gasoline, as well as paints, and other flammables
- Class C fires result from faulty wiring and other live electrical devices
- Class D fires involve flammable metals such as titanium, sodium, and potassium and most often can occur in chemical plants and facilities that work with these metals
- Class K fires involve cooking oils and fats, from vegetable or animal, and more often used in commercial kitchens

As its name implies, ABC extinguishers are effective on Class A, B, and C types of fires. They contain a dry chemical agent that can be used effectively in your kitchen as well as in the garage and other parts of the home.

- Read the instructions that come with the fire extinguisher and become familiar with its parts and operation before a fire breaks out.
- Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled.
- If the room fills with smoke, leave immediately. **Know when to go.**
- Fire extinguishers are one element of a fire response plan, but the primary element is safe escape. Every household should have a home fire escape plan and working smoke alarms.



San Lorenzo HOA Board Meetings Mon. Sept. 13th | Tue. Oct. 19th | Mon. Nov. 8th at 7:00 PM on ZOOM

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

Stay Informed About News and Information in the San Lorenzo Yorba Linda Community!

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

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SAN LORENZO BUILT ON TOP OF FORMER OIL WELL FIELD IN CITY OF YORBA LINDA

In the San Lorenzo Community CC&Rs section 3.11 and 3.12, information is provided on the presence of seven oil wells on the site of the Community many years ago. Did you ever wonder where they were or why that methane warning sign is posted in your garage?

Hundreds of oil wells used to operate in parts of Yorba Linda, Placentia, Brea, and Anaheim. Most were plugged & abandoned years ago but, some still operate today and can be seen on a drive through the cities. The San Lorenzo Community of today sits on the eastern edge an oil field extending westward through Brea. Many parts of Yorba Linda are located above naturally occurring pockets of methane gas. If a building is constructed in an area that experiences methane gas seepage, the gas can accumulate in portions of the building and reach dangerous concentrations. That is the reason for the methane barrier and venting system under San Lorenzo homes (see section 3.12 Sub-Slab Passive Venting Systems and Methane Barriers). Any work in the floor that affects the original barriers on the ground level require City of Yorba Linda review and approval.

For the oil and gas well finder map for San Lorenzo, go to California Department of Conservation:

<https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.80257/33.90367/18>

SAN LORENZO INSURANCE COVERAGE IS CHANGING TO BARE WALLS PROPERTY COVERAGE – OWNERS NEED TO REVIEW THEIR COVERAGE AS WELL

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. Your Condominium Owner Insurance/HO6 Policy covers an Owner's personal and real property. Each Owner is responsible for insuring his/her personal property and all other property and improvements in their Condominium unit. Letters and Insurance information will be sent to owners this month to enable owners to update their personal HO6 coverage.

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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 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

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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Jessie Jones, Secretary
Robert Powers, Member at Large

Elena Valdez, Assistant; elena@stonekastle.com
Elena Valdez, Accounts Receivable (temporary contact);
elena@stonekastle.com
Community Website: www.myhoa.com/sanlorenzo

WARNING / NOTICE

THIS BUILDING IS PROTECTED WITH A METHANE GAS BARRIER. ANY PROPOSED PENETRATION OR ALTERATION OF FLOOR SLAB REQUIRES NOTIFICATION OF THE BUILDING OFFICIAL AND INSPECTION BY A QUALIFIED ENGINEER.

IT IS ILLEGAL TO REMOVE THIS SIGN

