

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER APRIL 2022

SAN LORENZO POOL & SPA CONTINUE TO BE VANDALIZED

The San Lorenzo Community Pool was vandalized again in early March with newly refinished chairs and tables being thrown into the pool. All residents and homeowners are required to use their key (FOB) to access the pool. If you do not have a FOB or pool access, contact the management office. If you see after hours party goers or vandals in the pool area, please call Yorba Linda Police at 714-647-7000 and make a police report. The San Lorenzo pool hours are as follows:



Sunday – Thursday: 6:00 a.m. to 10:00 p.m. || Friday – Saturday: 6:00 a.m. to 11:00 p.m.

COMMUNITY WORK IN PROGRESS

The Community tubular steel (green) fencing project is underway. Repairs or replacements are being made to the rusting and corroding steel fences in the Community and facing the Black Gold Golf Course.

Broken and unsafe floor tiles continue to keep the Community Clubhouse closed until the floor has been replaced. Most of the original floor tiles are now susceptible to breaking or shattering without warning.

The Board met with the engineering firm investigating the failure modes of the stucco/weep screed/metal flashing used to prevent rainwater from entering the buildings. An RFP and Industry Day have been held.

The Board approved the plan to make major street repairs across three years. Work will be accomplished in the Spring of 2022, 2023, and 2024. The engineering firm is working with proposal requests to industry.

The Board received an update on the roof system failure modes by the engineering firm to enable decisions on corrective actions for the roof waterproofing system. The next step will incorporate recommendations, develop a set of technical requirements for repairs and timing or events that will initiate a significant weather proofing system replacement and develop an RFP for use in making the repairs.



Landscape work on the Black Gold Golf Course slopes maintained by the Association has started. The Association's landscape contractor has cleared a large amount of dead and dying plants and weeds from the slopes closest to the homes and is replanting with more sustainable and fire-resistant plant materials.

The Board reviewed the architect's package to update the 2004 fire lane signage in the Community and approved for submittal to Orange County Fire Authority. This will align signage to current OCFA requirements.

Building termite inspections occurred in February. If you have not scheduled your termite inspection time, please do so immediately. Go to <https://termite.work/sanlorenzo> to schedule your Unit's appointment.

ASSOCIATION ELECTRIC VEHICLE CHARGING SYSTEM HOME INSTALLATION POLICY IN DEVELOPMENT

With electric vehicles becoming more popular, many owners and tenants are looking to install electric car chargers in their garage. The Association's legal counsel is drawing up an Association EVCS Policy to protect the Association components. The City of Yorba Linda requires a building permit for 240 volt EV chargers. Failure to obtain a building permit could impact an owner's insurance and ability to sell their unit because of an unpermitted device. More information is available on the City web site <https://www.yorbalindaca.gov/777/Electric-Vehicle-Charging-Stations-EVCS>



SAN LORENZO COMMUNITY NEWSLETTER APRIL 2022

San Lorenzo HOA Board Meetings Mondays April 11 and May 9th 2022 at 7:00 PM on ZOOM***

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



REMODELING, INSTALLING, CHANGING UNIT REQUIRES ARCHITECTURAL APPLICATION TO DESIGN REVIEW COMMITTEE

Owners and tenants may not modify, alter, build or construct any improvements in their unit or exclusive use easement area until they have submitted plans and specifications and obtained approval from the Association's Design Review Committee (DRC) or Board of Directors. All contractors must be licensed, insured, and have all applicable certifications or special licenses for the type of work being performed. Information and procedures are in the Community Handbook (pages 27-34).

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

HAVE YOUR PLUMBING SUPPLY LINES BEEN CHANGED RECENTLY?

San Lorenzo Units are in the range of 15 years old, and appliances and faucet water supply lines may be beginning to fail. Many flexible braided hoses that bring hot or cold water from the shut off valve are made of material subject to aging and failure because of the water pressure over time. Owners are responsible for the maintenance, repair and replacement of all water and waste pipes that are sub-metered to their Unit or are located within or otherwise exclusively serve their Unit, in addition to all plumbing fixtures, built-in appliances, toilets, washing machine water hoses, and other utility installations located within their Unit. (CC&Rs Section 4.6.2, Exhibit D) When pipes and/or other components for which Unit owners are responsible, malfunction, fail, break, or leak, the unit owner is responsible for the cost of repairing all resulting damage including damage to their own Unit, neighboring Units, and the Association's Common Property. An updated water intrusion policy will be sent to all owners soon for review.



ANNUAL OWNER MEETING AND ELECTION SET FOR APRIL 20th AT THE ASSOCIATION CLUBHOUSE

The San Lorenzo Community Association annual meeting of owners for the election of HOA Board members will be held Wednesday April 20, 2022 from 6:00 to 7:00 PM at the Community Clubhouse. The meeting will occur in the Clubhouse if the floors are repaired or in the Barbecue area weather permitting. Owners have been mailed election materials and are asked to please vote. The Board also asks owners to approve the transfer of any excess Operating Budget funds (typically anything above 2 & ½ months of operating cash) into the Reserve Fund.

SAFELIST VEHICLES FOR OVERNIGHT PARKING IN SAN LORENZO

Guest vehicles parked overnight in marked on street parking **must be** safe listed with the Community Patrol company. To safe list a vehicle, go to 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. The Association reserves the right to tow vehicles not in compliance with Association policy.

IF YOU SEE A CRIME BEING COMMITTED CALL YORBA LINDA POLICE SERVICES

Sheriff's Non-Emergency Dispatch: 714-647-7000 *provided by Orange County Sheriff's Department*

San Lorenzo HOA Board of Directors:

Lillian Franklin, President
Bob Carson, Vice President
Richard Williamson, Treasurer
Jessie Jones, Secretary
Robert Powers, Member at Large

StoneKastle Community Management

Christie Alviso, Community Manager: christie@stonecastle.com
Isabel Lancaster, Assistant: Isabel@stonecastle.com
Darien Reyes, Accounts Receivable: Darien@Stonecastle.com
StoneKastle Management Office:
22722 Old Canal Rd., Unit B, Yorba Linda, CA 92887 714.395.5245
Community Website: www.myhoa.com/sanlorenzo