

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER AUGUST 2022

COMMUNITY WORK IN PROGRESS

COMMUNITY ROOM REPAINTED – The Community Room has been repainted and is available for reservations. The Board is working on updating the current furniture to a more modern style.

PROTOTYPE SHEET METAL FLASHING REPAIRS STARTED – Initial prototype work on the damaged flashing material is ongoing. The Board anticipates a report characterizing the types of damage and detail of work required to repair. After that an RFP will be developed by the engineering firm to assess the total numbers of failure conditions across the community and a cost estimate to make repairs on all buildings.

STREET REPAIR RFP SENT TO CONTRACTORS FOR BID PROPOSALS – The Association's engineering firm completed development on the request for proposal (RFP) for the immediate street repair project and has sent to industry for quotes. Once the industry responses are in and evaluated by our engineering firm, an award will be made, and project timelines established and provided to residents. This work will include new parking area striping and stenciling.

STEEL FENCING REPAIRS AND PAINTING CONTINUE – Work on interior unit fences (not facing the golf course) is underway to replace rusted or damaged steel fence components and support posts. Owners are being reminded that they are required to remove snake or rabbit fencing to enable the fence work. The welders and painters are unable to complete the contracted work with plant material or animal fencing still in place. Painting of the fences will follow as sections are welded with new steel parts.

PLEASE DO NOT WATER NEW PLANTS ON GOLF COURSE SLOPES – Residents are requested not to water the new plants on the golf course slopes. Water amounts are being adjusted by the Golf Course staff to establish the drought tolerant plants. If you see problems, please report them to StoneKastle.



COST OF FIRE INSURANCE RISING IN SOUTHERN CALIFORNIA

You may have seen the article in the Orange County Register regarding the rising cost of insurance for homeowners and Homeowner Associations (<https://www.ocregister.com/2022/07/29/hoa-homefront-brokers-offer-advice-on-rising-hoa-insurance-rates/>). The Association will be working with our insurance broker in August and September to obtain quotes for insurance for the 2022-2023 coverage period. All homeowners must have an HO6 Insurance policy on their unit as well. The Association will provide the HOA master policy information when it becomes available. The 2021-2022 coverage letter is available here: <http://myhoa.com/sanlorenzo/documents/misc/2021insurancemailer.pdf>



Do you have a fire extinguisher in your kitchen and garage?

San Lorenzo HOA Board Meetings Mondays August 8th & September 12th at 7:00 PM

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

SAN LORENZO COMMUNITY NEWSLETTER AUGUST 2022

HOW DO YOU WANT YOUR ASSOCIATION DOCUMENTS DELIVERED?

California Senate Bill 392 requires members provide the Association with their preferred method of individual notifications from the Association, either by mail or by email on an annual basis. Existing law specifies the methods by which an association may provide a document when a provision of the act requires "general delivery" or "general notice," including posting the printed document in a prominent location accessible to all members.

Beginning January 1, 2023, SB 392 requires that an association shall deliver a document in accordance with the member's specified method of delivery. This bill allows an association, which maintains an internet website for the purpose of distributing information on association business to its members, to post general notice on the association's internet website in a prominent location that is accessible to all members so long as the association's website is designated as a location for posting general notices in the annual policy statement prepared pursuant to Section 5310.

The San Lorenzo Community Association provides such a website at: <http://myhoa.com/sanlorenzo/> . Documents are provided to owners and residents via the website. More information will be provided with the annual budget and disclosures documentation. Owners can help save the Association (and themselves) money by electing electronic document delivery. For 2022, the Association is on track to spend more than \$7,000 on printing and mailing of information that is available on the website to owners.

ORANGE COUNTY'S HOUSEHOLD HAZARDOUS WASTE COLLECTION CENTERS READY TO RECEIVE

What is Household Hazardous Waste?

Leftover household products that contain corrosive, toxic, ignitable, or reactive ingredients are considered to be "household hazardous waste" or "HHW." Products, such as paints, cleaners, oils, batteries, and pesticides that contain potentially hazardous ingredients require special care when you dispose of them.

Some common items include Paint Thinner, Paint, Batteries, Fluorescent light bulbs, e-waste, lawn & garden chemicals, etc. For a complete list of materials that the County facility can accept, please see the document at:

https://oclandfills.com/sites/ocwr/files/2020-12/HouseholdHazardousWasteFactSheet_OCRecycleGuide.pdf

The Household Hazardous Waste Collection Center at 1071 N. Blue Gum Street Anaheim, CA 92806 is open 9 a.m. to 3 p.m. Tuesday through Saturday.



DO YOU HAVE WORKING SMOKE DETECTORS IN YOU UNIT ???

San Lorenzo condo units smoke detectors may be five or more years out of date if residents have the original 2005 era detectors still installed. All units need fresh wired smoke detectors AND carbon monoxide detectors every 10 years.

PLEASE PICK UP & PROPERLY DISPOSE OF CIGARETTE MATERIAL AFTER SMOKING

Please safely dispose of your cigarette remains after smoking in the community. The Association does not have a contractor to pick up cigarettes and trash in the community.

SAFELIST VEHICLES FOR OVERNIGHT PARKING IN SAN LORENZO COMMUNITY

Guest vehicles parked overnight in marked on street parking **must be** safelisted with the Community Patrol company. To safelist 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.

For Move-In // Move-out longer-term parking, contact the StoneKastle Community Management Company Office to Safelist vehicles for a longer time period.

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