

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER DECEMBER 2022

2023 ANNUAL DISCLOSURES & BUDGET PACKAGE SENT TO OWNERS

The 2023 San Lorenzo Community Association Budget and annual required disclosure statements have been mailed to owners. Included in the packet is a request by association management for information from owners on document delivery preferences. This is to comply with a new State law requirement for 2023. Owners can help reduce the Association's expenses by moving from paper document printing and mail delivery to electronic documents. The Association will be moving to a new owner's portal early in 2023 as a service improvement and cost reduction for the Association.



Holiday Lighting at the Community entrance area was installed and turned on for the 2022 holiday season

Owners that do not use the StoneKastle ACH billing for unit monthly assessments need to act in January to ensure the San Lorenzo \$428.51 monthly assessment is paid correctly to the Association. For ACH users, the payment increase will process automatically.

Owners need to verify that contact information for owners and, where applicable, tenants, that is on file at StoneKastle Community Management is up to date. Names, telephone numbers, current owner address, and emails are needed to enable the community management to reach owners in an emergency and when issues with the unit arise.

NOVEMBER RAINS BROUGHT MULTIPLE ROOF LEAKS & UNIT ATRIUM FLOODING

The more than two inches of rain in November brought water into five condo units through leaks in building roofs. The Association tasked our roofing contractor to tarp the leaks and begin making repairs. Weathered and degraded waterproofing underlayment and issues with original flashing installation are the primary cause of the rainwater leaks from the roof and into residential units and garages.

Owners and residents may have found that the Plan 1 atriums or Plan 1 and 2 backyards adjacent to the main bedroom flooded during the storm that saw rain rates of 3/4 inch per hour. Both the atrium and the backyards have builder installed drains to remove water from the atrium planters and planter areas outside the main bedroom. Many current owners have found that the drains have been covered in dirt or blocked entirely allowing water to pond up against the building or intrude into front doors or bedrooms. Residents are requested to check the drains and ensure they drain water to the street or storm drain to reduce the potential for damage to Association and personal property.

COMMUNITY WORK IN PROGRESS

SHEET METAL FLASHING CONSTRUCTION DEFECT REPAIRS – The Association Board of Directors will meet in executive session December 12th to review contractor proposals and make an award for the sheet metal flashing and weep screed construction defect repairs. There will not be a general meeting in December.

STEEL FENCE REPAIRS & PAINTING SLOWED BY OWNER PLANTS & FENCING – The contractor making repairs to the steel fencing and repainting the fences continues to be slowed by owners that have not removed plants and landscape material from the fence line and rabbit and/or rattlesnake fencing still on the fences. This is delaying work on individual segments. Removal of plants and fences are an owner responsibility.



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BALCONY REPAIRS – Ridgeline Construction has been making the repairs to deck areas discovered to be damaged by termites or dry rot during the termite inspection.

POOL PERGOLA TO BE REPAIRED – Ridgeline Construction will begin repairs on the wooden pergolas at the pool after the balcony work on condo units is completed.

PERSONAL ITEMS STOLEN FROM VEHICLE ON DRIVEWAY

A vehicle on a resident's driveway recently experienced the theft of personal items that had been left in the car. The owner contacted Yorba Linda Police to complete a police report. Law enforcement services recommend locking cars and trucks and removing personal, valuable, and visible material from vehicles parked outdoors that might encourage theft.

BUILDING LIGHTS OR ADDRESS LIGHT NOT WORKING? CONTACT STONEKASTLE COMMUNITY MANAGEMENT

If your building lights or address lights are out, contact StoneKastle Management and provide the address and location of the inoperable light. With cooler temperatures, compact fluorescent bulbs have a higher failure rate. The Association is moving from CFLs to LED lamps which should operate longer and be less susceptible to temperature variations. If both address lights are out, the lighting contractor may have to replace the transformer located inside the house. A notice will be provided to the unit to contact and schedule the repair.



HIGH WINDS TURN OVER TABLES AND UMBRELLAS – LOWER UMBRELLAS AFTER USE



Strong Santa Ana Winds can do serious damage to unsecured objects in yards and in the pool area. Residents using the pool facilities need to lower and secure the umbrellas after use to reduce potential for damage to the pool furniture.

San Lorenzo HOA Board Meetings Monday January 9th and February 13th at 7:00 PM

The San Lorenzo Community Board of Directors invite Association members to attend the monthly Board of Directors meeting at the Community Room in the Clubhouse.

The Board's meeting is also available on Zoom. Members are given an opportunity to provide information, comments, or concerns to the Board during the Open Forum time in the meeting. 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 *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
Kasandra Marquez, Assistant: Kasandra@stonecastle.com
Darien Reyes, Accounts Receivable: Darien@Stonecastle.com
StoneKastle Management Office:
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