

SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association
From: Your Board of Directors
RE: Community Newsletter January 2022

COMMUNITY WORK IN PROGRESS

The Community tubular steel fencing project has been approved and work scheduling is in progress. The vendor and Management will notify owners of the work schedule affecting their fencing.

New broken floor tiles are keeping the Community Clubhouse closed until an assessment and possible complete retiling of the floor is completed. A preliminary inspection has indicated that the original 16-year-old tile is debonding from the adhesive and allowing the tiles to break when stepped on.

The Board will be meeting with the engineering firm assessing the sheet metal flashing failure in the Community to establish a repair plan and schedule.

The engineering firm assessing the street system failures provided their comprehensive report and recommendations to the Board. 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. More information will be provided.

The Board anticipates an update on the Roof System evaluation by the engineering firm in January.

The Association's Management team is working with AT&T and the fire safety vendor to change out antiquated communications components and enable improved fire sprinkler monitoring in the community.

The Board anticipates receiving the engineering firm's package to update the fire lane signage in the Community and approve for submittal to Orange County Fire Authority.

Building termite inspections are planned for February 2022. Inspectors will require access to exteriors, patios & balconies, and attics to be inspected and treated for termites. Go to <https://termite.work/sanlorenzo> to schedule your Unit's appointment.

MAINTAIN LANDSCAPE DRAINS TO PREVENT UNIT FLOODING

San Lorenzo Plan 1 and Plan 2 units have owner-maintained patios, gardens, and/or yards. Many of the original landscape, planters, and patio configurations were completed in 2005 to 2007. Over time, drains critical for moving rain and irrigation water away from the buildings may have become covered or removed by subsequent owners. With the high rain rates experienced in December, some unit residents may have experienced ponding of water near the walls of the units. If an area by the building gets enough standing water, the unit may flood. Proper drainage in the yards is the best way to prevent water flooding into the home.



Although the Association is working to replace the rusted galvanized sheet metal flashing, flashing does not prevent flooding of water into units. The flashing is part of the stucco/waterproof membrane/weep screed/flashing/and drainage system to move rainwater off the stucco exterior walls and away from the building. Flashing and stucco are not designed to prevent flood water from penetrating a building. If drains are clogged and water flows towards the building, water penetration into a unit's first floor may be inevitable.

TIME FOR SPRING CLEANING UNIT GARAGES ???

When San Lorenzo was originally built and CC&Rs recorded, garages were required to be used to park up to two vehicles and not be used for living space. In March 2020 as companies sent employees home to work and schools sent students home to learn, garages frequently became an extension of the home for many people with children. As the nation moves out of the pandemic, owners and residents of San Lorenzo Townhouse Condominiums need to see if it is time to conduct Spring cleaning in the garage. In addition to CC&R requirements to use garages for vehicle parking, clutter, boxes, and stored material on the floor is a great habitat for rats and mice which attract predators such as snakes. Two rattlesnakes were killed in San Lorenzo garages the second week of January.



[San Lorenzo HOA Board Meeting Tuesday February 15 2022 at 7:00 PM on ZOOM](#)

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2022 SCHEDULED HOA BOARD MEETINGS DATES & TIMES

The San Lorenzo HOA Board is scheduled to meet in Executive session at 6:00 PM and General Session at 7:00 PM on the following dates: Tuesday February 15, Monday March 14, Monday April 11, Monday May 9, Monday June 13, Monday July 11, Monday August 8, Monday September 12, Monday October 10***, Monday November 14, Monday December 12. *** *Meeting dates that conflict with Federal Holidays will be changed by the Board and Management.* See posted Agendas at <http://myhoa.com/sanlorenzo/agendas.htm>

LANDSCAPE & COMMUNITY WALKS SCHEDULED 1ST TUESDAY EACH MONTH

The San Lorenzo community manager, representatives from the landscape contractor, and members of the community participate in a landscape and community walk normally on the 1st Tuesday of each month. It is normal for HOA Board members to join the walk to better understand what work has been completed and what work may be proposed to be conducted in the community. No decisions are made on the walk. All proposals are acted upon in Monthly HOA Board General Meeting sessions. Community members are welcome to join the walk and learn about the work underway to replace and maintain community trees, plants & shrubs.

SAFELIST VEHICLES FOR OVERNIGHT PARKING IN SAN LORENZO

Guest vehicles to be parked overnight in San Lorenzo 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.

PET OWNERS – PLEASE CLEAN UP AFTER YOUR PETS

It is both a San Lorenzo Community Association and Orange County ordinance that pet owners must clean up after their pets. The Community provides animal waste cleanup bags at the two Community mailbox locations.



SOUTHERN CALIFORNIA EDISON MOVING CONSUMERS TO TOU



SCE

Check your mail. That “form letter” from Southern California Edison requires customers to ***make a decision*** on what electric rate plan they want. Previously, customers could choose to switch from a cost per kilowatt hour Tiered Rate Plan to time of use plan. Now, Edison is switching customers to TOU unless they opt out before February 2022. You may have a lower electric bill on the current Tiered Rate Plan than on TOU-D 5-8 PM or 4-9 PM. You can find more information at <https://www.sce.com/residential/rates> and in the mailer.

CLEAR PLANT MATERIAL FROM THE TUBULAR STEEL (WROUGHT IRON) FENCING

The San Lorenzo Community tubular steel fence replacement, painting, and corrosion control project will be removing and replacing or repairing sections of the fencing and painting the fences throughout the community. All owners that have fences with plant material on or in the fencing must trim it back to enable the repairs and painting to go forward.

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

Christie Alviso, Community Manager:

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Community Website: www.myhoa.com/sanlorenzo