

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER JULY 2022

COMMUNITY WORK IN PROGRESS

STEEL FENCING REPAIRS AND PAINTING – Rusted steel fencing continues to be removed, replaced, and painted on the west golf course facing fence area along Balmoral. Initial work on interior fences has started and will continue to replace rusted or damaged steel fence components.

CLUBHOUSE FLOOR TILES REPLACED – New floor tiles have been installed in the Clubhouse. The Board selected a painting contractor to paint the walls. The planned refresh of the Clubhouse is proceeding after the unplanned flooring replacement because of shattered floor tiles.



TERMITE & DRY ROT DAMAGED WOOD TO BE REPLACED -- The Association is working with several general contractors to obtain price quotes for wood repairs damaged by termites or dry rot. A contract will be awarded once bids are received and reviewed.

TERMITE INSPECTIONS INCOMPLETE - There are still San Lorenzo units outstanding for termite inspection. This inspection is required of all Units to find active termites and kill them as well as to identify termite or dry rot damaged wood and get it scheduled for repair. If you have questions, please call the management office.

PROTOTYPE SHEET METAL FLASHING REPAIRS TO START – The prototype damaged flashing material and repair work is underway. Community wide repairs will follow once the engineering results report is completed at the end of the current work.

STREET REPAIR RFP DEVELOPED AND WILL BE 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. This includes removing some pavement in areas too large for crack seal or where the asphalt has become too degraded for slurry seal and crack fill repairs. Once the industry responses are in and evaluated an award will be made and project timelines established and provided to owners and residents.

PLEASE DO NOT WATER NEW PLANTS ON GOLF COURSE SLOPES & REPORT ISSUES – 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.

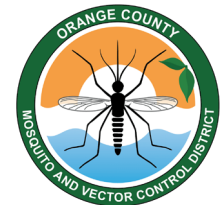
TROUBLE OPENING YOUR GARAGE DOOR?

Several owners had difficulty in manually opening their garage door during the scheduled SCE power outage to replace the community power transformer. The balance spring in the garage doors are about 16 years old if it is the original spring. A qualified garage door company can make the adjustment to the spring to reduce wear and tear on the garage door opener and make it safer and easier to open manually if the back up battery does not work.



MOSQUITOS RETURN FOR SUMMER BITES

Mosquitoes are back to breed and bite. Residents are asked to ensure that there is not standing water in their yards or on balconies – especially in saucers under plants. These are well documented locations for mosquito breeding. Culex mosquitoes are active during dusk and dawn and can transmit West Nile virus and encephalitis. Aedes mosquitoes are aggressive daytime biters and can transmit dengue, Zika, yellow fever, and dog heartworm. For more information see the Orange County Vector Control District website at www.ocvector.org.



[San Lorenzo HOA Board Meetings Mondays July 11th & August 8th at 7:00 PM](http://www.ocvector.org)

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

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POOL CONTINUES TO BE ACCESSED BY NON SAN LORENZO RESIDENTS

The Pool has seen a return of several fence climbers obtaining access to the pool area and then allowing multiple acquaintances into the pool area for non-resident parties. The gate from the barbecues / restroom area is frequently propped open with a table or chair. When the non-resident users were asked where they lived in San Lorenzo, they refused to provide an answer. When police arrived, they admitted that they were not residents and left in their vehicles. In one case, a table was brought in for beer pong. Alcohol is not permitted in the pool area for all resident user safety.

If resident pool users witness people climbing the fence to the pool, please call Yorba Linda Police. This is not a victimless crime. These individuals are trespassing and placing all owners at legal risk if they are injured.

HAVE YOU REVIEWED YOUR HOMEOWNER'S HO-6 INSURANCE POLICY LATELY?

The San Lorenzo Community Association provides an annual update to the Association master insurance policy on the web site at: <http://myhoa.com/sanlorenzo/documents/misc/2021insurancemailer.pdf> All owners are required to have an appropriate HO-6 policy. Owners should provide the Association's Water Intrusion Policy to their insurance agent or broker to ensure that their HO-6 policy incorporates the requirements of the water intrusion policy. Owners with 240-volt electric vehicle charging systems will need to provide that policy that is currently in owner review to their insurance company to ensure the HO-6 policy incorporates the Electric Vehicle Charging Station policy once adopted.

CITY OF YORBA LINDA RESIDENTIAL RECYCLING MATERIALS GUIDE

The City and Republic Services have revised instructions for what may be recycled and thrown in the trash based on the Senate Composting Bill. The City is still working on the plan for residential townhouse condominiums that do not have dumpsters or yard waste. More information is anticipated in the near future.

SAFELIST VEHICLES FOR OVERNIGHT PARKING IN SAN LORENZO COMMUNITY

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.

RECYCLE

Acceptable items (empty, clean and dry)



PAPER & CARDBOARD **METAL CANS** **PLASTIC & GLASS**

Non-acceptable Items



DISHES & MIRRORS **GARDEN HOSES** **TOYS** **CARPET & RUGS**
TIRES & AUTO PARTS **HAZARDOUS WASTE** **YARD & FOOD WASTE** **FURNITURE & APPLIANCES**
DIAPERS & PET WASTE **CONSTRUCTION WASTE** **CLOTHING & BEDDING** **PLASTIC BAGS & STYROFOAM®**

Customer service **800.700.8610**
Please place this blue recycle label on your green cart.
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Sustainability in Action

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