

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER JUNE 2022

COMMUNITY WORK IN PROGRESS

STEEL FENCING – Repairs on the community’s tubular steel (green) fencing facing the Black Gold Golf Course continues. Once the rusting steel along the Golf Course is replaced, the welding team will move to the interior community back yard fencing repair work. A painting team will sand and clean the external steel fencing and repaint the fence. The same process will follow the repair of the internal fences. Some owners still need to remove plants and rattlesnake fencing from their fence to enable the welding and later painting team to complete their work on our fence line.

CLUBHOUSE FLOOR TILES – A new tile has been selected and has sent a request for quote out to vendors to replace the Clubhouse Floor Tile. The Board will review the responses from vendors and select a company to remove the damaged tile floor and install a new floor in the clubhouse.

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

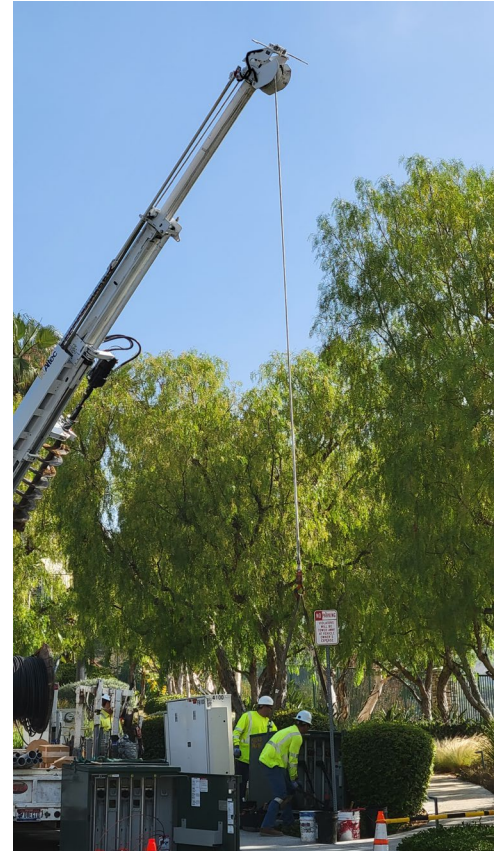
30 TERMITE INSPECTIONS INCOMPLETE - There are still 30 San Lorenzo units outstanding for termite inspection. This inspection is required of all Units to find active termites and kill them as well as to identify termite or dry rot damaged wood and get it scheduled for repair.

PROTOTYPE SHEET METAL FLASHING REPAIRS TO START – The initial residences with different types of sheet metal flashing damage will undergo repair processes identified by the engineering firm for the Association. The prototype work will help the engineers and Association better understand the corrective action approaches for the damage and cost involved. A contract to make repairs across the community would follow the results of the prototype work.

SO CAL EDISON REPLACED POWER TRANSFORMER AT COMMUNITY ENTRANCE

Southern California Edison replaced the power transformer at the entrance to the community May 26th. During the scheduled maintenance period, several homeowners discovered that the 15-year-old battery backup on their garage doors failed to open or close the garage door. These batteries, required by state law to open a garage door in a power failure, have an approximately 10-year life and need to be replaced. If owners still have the original Chamberlain Liftmaster garage door opener, an Evercharge external replacement battery is required.

A garage door company can order and replace the defective battery with the correct back up battery but also adjust the tension spring and change metal rollers to quieter nylon rollers. Incorrectly adjusted tension springs degrade the operation of the opener and can be dangerous when opening the door manually. This work falls in Unit owner responsibility for maintenance.



San Lorenzo HOA Board Meetings Mondays June 13th 2022 & July 11th at 7:00 PM on ZOOM***

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

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CONSIDERING A REMODEL OF YOUR UNIT? MAKING CHANGES IN YOUR UNIT?

The Yorba Linda Municipal Code incorporates the California Building Standards Code with certain modifications related to specific climatic, geographic, or topographic conditions. A building permit is required for many kinds of work associated with a home.



City of Yorba Linda
4845 Casa Loma Avenue, Yorba Linda CA 92886

Building Division
Permit Counter 714-961-7120

Plan Check No: _____

BUILDING PERMIT SUBMITTAL FORM

*Applicant's Name: _____

*Phone: _____

*Applicant's Email: _____

*Inspection Contact Name: _____

*Phone: _____

An Association architectural application and DRC approval is required for virtually any work, remodeling, and flooring replacement inside a Unit or in a unit owner's yard at San Lorenzo. See the community handbook at: <http://myhoa.com/sanlorenzo/documents/misc/communityhandbook.pdf>

CITY PERMIT REQUIREMENTS – <https://www.yorbalindaca.gov/477/Permit-Process>

Permits are required for the following:

- Additions (bedrooms, bathrooms, family rooms, etc.)
- Residential work (decks, garages, fences, fireplaces, pools, water heaters, etc.)
- Renovations
- Any work that required cutting into the post-tensioned concrete flooring with methane barrier
- Reroofing or roof repairs
- Electrical, Electric Vehicle Charging Stations, and solar systems
- Plumbing systems
- Heating, ventilating, and air-conditioning ("HVAC") systems

TYPES OF PERMITS - The Building Department issues the following categories of permits based on the type of construction: Building, Electrical, Mechanical, Plumbing, Demolition,

PERMIT EXCEPTIONS - As stated in 2019 CBC Section 105.2, certain projects do not require permits:

- PLUMBING PROJECT EXEMPTIONS

<https://www.yorbalindaca.gov/DocumentCenter/View/5807/PLUMBING-PERMIT-EXCEPTIONS-PDF?bidId=>

- BUILDING PROJECT EXEMPTIONS

<https://www.yorbalindaca.gov/DocumentCenter/View/5809/BUILDING-PROJECT-EXCEPTIONS-PDF?bidId=>

- ELECTRICAL PROJECT EXEMPTIONS

<https://www.yorbalindaca.gov/DocumentCenter/View/5806/ELECTRICAL-PROJECT-EXCEPTIONS-PDF?bidId=>

- MECHANICAL PROJECT EXEMPTIONS

<https://www.yorbalindaca.gov/DocumentCenter/View/5808/MECHANICAL-PROJECT-EXCEPTIONS-PDF?bidId=>

In such cases, the work must still conform to all technical codes and applicable city, county, and state ordinances. Because San Lorenzo Community is built on top of old closed oil wells, all buildings have a methane barrier and passive methane gas removal system underlying the units. Any work that could impact the methane gas control systems requires coordination with the City and Orange County Fire Authority.

- Methane Gas Investigation Information

<https://www.yorbalindaca.gov/DocumentCenter/View/854/Procedure-006-Methane-Gas-Investigation-and-Mitigation-PDF>

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

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Community Website: www.myhoa.com/sanlorenzo