

# SAN LORENZO HOMEOWNERS ASSOCIATION

## COMMUNITY NEWSLETTER MARCH 2022

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### **COMMUNITY WORK IN PROGRESS**

The Association's conversion from Union Bank/Pacific Western Bank to CIT is complete. All owners should be paying the HOA monthly assessment of \$357.10 via CIT Bank.

The Community tubular steel fencing project is being coordinated with the golf course and City of Yorba Linda for scheduling. Pre-Installation scoping work completed in early February. Work should start in March.

Broken and unsafe floor tiles continue to keep the Community Clubhouse closed until the floor has been replaced. Most of the original floor tiles are now susceptible to breaking or shattering without warning.

The Board met with the engineering firm investigating the failure modes of the stucco/weep screed/metal flashing used to prevent rainwater from entering the buildings. RFPs were requested in February.

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. The engineering firm is developing proposal requests to industry.

The Board received an update on the roof system by the engineering firm to enable decisions on corrective actions for the roof waterproofing system. The next step will incorporate recommendations and develop a RFPs.

The Board reviewed the architect's package to update the 2004 fire lane signage in the Community and approved for submittal to Orange County Fire Authority. This will align signage to current OCFA requirements.

Building termite inspections occurred in February. If you have not scheduled your termite inspection time, please do so immediately. 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. This is required to protect our buildings from wood destroying pests.

### **ELECTRIC VEHICLE CHARGER INSTALLATION REQUIRES ASSOCIATION ARCHITECTURAL APPLICATION & CITY OF YORBA LINDA PERMIT**

With electric vehicles becoming more popular, many owners and tenants are looking to install electric car chargers in their garage. Unless the electrical panel is in the garage, installation goes through Association owned building components and, on some plans, firewalls that require special handling. The City of Yorba Linda requires a building permit for 240 volt EV chargers. More information is on the City web site <https://www.yorbalindaca.gov/777/Electric-Vehicle-Charging-Stations-EVCS> Failure to obtain a building permit could impact an owner's insurance and ability to sell their unit because of an unpermitted device.



### **NEW CLUBHOUSE ALARM SYSTEM INSTALLED, FOB ACCESS TURNED OFF FOR RESIDENTS**

The San Lorenzo Community Association changed vendors for the clubhouse burglar alarm service in early February. As part of the new system start up, all owners and residents FOB access to the Clubhouse has been turned off for now. Owners and residents with pool & restroom access still have that level of gate/door entry.

The new system does not use one shared master alarm code. Each owner will be issued an alarm system access code (PIN) the first time they schedule the clubhouse for an event. The PIN will be used by residents anytime they make a reservation for the clubhouse and have FOB access turned on.

### **REDUCE FIRE THREAT IN YARDS & OBTAIN ADEQUATE FIRE INSURANCE FOR HOMES**

"The state's most recent wildfire season is putting pressure on insurance companies to cut back on coverage to homeowners. This could impact the roughly 14 million Californians living in more than 49,000 community associations," according to the Community Associations Institute (CAI). Community Association governing documents require the Board to obtain and maintain a master policy for fire and casualty insurance.

What can owners and residents do to protect themselves and their homes going forward?

Be proactive in fireproofing measures reduce or eliminate fuel as a wildfire mitigation. Consult with insurance agent or broker to make sure they are fully protected from loss and/or liability in the event of a fire, considering the association's existing fire coverage. Owners should make sure their separate interests policies provide loss assessment coverage to offset risks of an association special assessment to cover damage or the association claim deductible, according to the CAI. For a list of fuels to eliminate from San Lorenzo yards, please review the list on the Orange County Fire Authority web site Community Risk Reduction Guideline C-05 Attachment 7, Undesirable & Invasive Plant Species. <https://ocfa.org/Uploads/CommunityRiskReduction/OCFA%20Guide-C05-Fuel%20Modification.pdf>

**San Lorenzo HOA Board Meetings Mondays March 14 and April 11 2022 at 7:00 PM on ZOOM\*\*\***

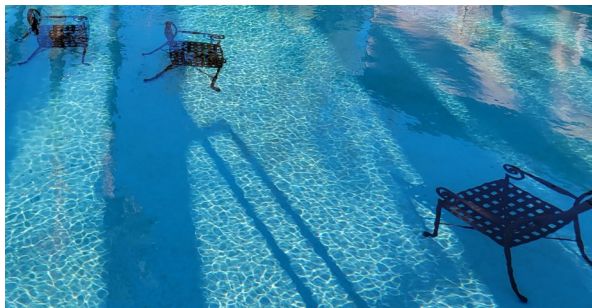
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## **2022 SCHEDULED HOA BOARD MEETINGS DATES & TIMES**

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: Monday March 14, Monday April 11, Monday May 9, Monday June 13, Monday July 11, Monday August 8, Monday September 12, Monday October 10<sup>\*\*\*</sup>, Monday November 14, Monday December 12. *\*\*\* Meeting dates that conflict with Federal Holidays will be changed by the Board and Management.* HOA Board meetings are planned to be in the Clubhouse and on Zoom when floor repairs are completed. See posted Agendas at <http://myhoa.com/sanlorenzo/agendas.htm>

## **SAN LORENZO POOL & SPA VANDALIZED**

The San Lorenzo Community Pool was vandalized twice in early February with chairs and tables being thrown into the pool. Police were called and a police report made. On Superbowl Sunday, young people climbed the pool side exit gate to gain entry without a FOB. All residents and homeowners are required to use their key (FOB) to access the pool. If you do not have a FOB or pool access, contact the management office. If you see after hours party goers or vandals in the pool area, please call Yorba Linda Police at 714-647-7000 and make a police report. The San Lorenzo pool hours are as follows:



**Sunday – Thursday: 6:00 a.m. to 10:00 p.m. || Friday – Saturday: 6:00 a.m. to 11:00 p.m.**

## **REMODELING, INSTALLING, ADDING TO UNIT MOST LIKELY REQUIRES ARCHITECTURAL APP**

Owners and tenants may not modify, alter, build or construct any improvements in their unit or exclusive use easement area until they have submitted plans and specifications and obtained approval from the Association's Design Review Committee (DRC) or Board of Directors. All contractors must be licensed, insured, and have all applicable certifications or special licenses for the type of work being performed. Information and procedures are in the Community Handbook (pages 27-34). <http://myhoa.com/sanlorenzo/documents/misc/communityhandbook.pdf>

## **STOP AT STOP SIGNS**

Several Years ago, the San Lorenzo Community Association installed STOP signs at several locations in the Community at the request of owners to improve safety for Community members. The speed limit in the Community is 15 MPH. Please comply with both.

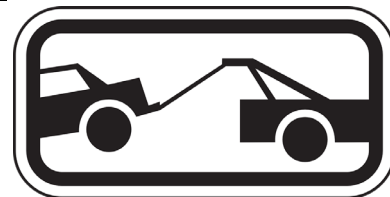


## **LANDSCAPE & COMMUNITY WALKS SCHEDULED 1<sup>st</sup> TUESDAY EACH MONTH**

The San Lorenzo community manager, representatives from the landscape contractor, and members of the community participate in a landscape and community walk at 10:00 AM normally on the 1<sup>st</sup> Tuesday of each month. Planned Landscape walks for 2022 include Tuesday: March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, December 6.

## **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](http://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**

Christie Alviso, Community Manager: [christie@stonekastle.com](mailto:christie@stonekastle.com)  
Isabel Lancaster, Assistant: [Isabel@stonekastle.com](mailto:Isabel@stonekastle.com)  
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StoneKastle Management Office:  
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Community Website: [www.myhoa.com/sanlorenzo](http://www.myhoa.com/sanlorenzo)