

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER MAY 2022

UNIT OWNERS WITH YARDS SHOULD CHECK FOR BURIED YARD DRAINS BY PRIMARY BEDROOM

A contract has been awarded for the stucco/weep screed/metal flashing prototype repairs across the failure modes identified by the engineering firm. Unit owners with yards are asked to check for a drain or buried drain located about 10 inches from the foundation at approximately the mid-point of the room by the back patio. These drains appear to have been installed when the irrigation and yard drainage was put in place in each yard by the community builder in 2005 - 2008. In some cases, such as this drain, they may have been covered over with dirt. These drains are crucial to ensuring water does not pond against the exterior bedroom wall and leak into the building walls and unit flooring. Owners should periodically flush these drains with a hose and ensure that they drain to the street or storm drain in the street.



COMMUNITY WORK IN PROGRESS

STEEL FENCING - The Community tubular steel (green) fencing project is underway. Repairs or replacements are being made to the rusting and corroding steel fences in the Community facing the Black Gold Golf Course. Once the external fencing is repaired, the team will move to the interior fencing. The project includes repainting all steel fencing. The community still has units that need to remove plants and dirt from their sections of fence.



CLUBHOUSE FLOOR TILES - Broken and unsafe floor tiles continue to keep the Community Clubhouse closed until the floor has been replaced. The HOA Board is working with vendors on pricing and availability of floor tile.

MAJOR STREET REPAIRS - The Board has decided to delay the major street repairs in the community until 2023. Two engineering studies (2012 and 2021) have shown that significant street removal and replacement is required on all of the San Lorenzo streets to correct defective street construction by the builder. The project will be accomplished over a three-year period when it is initiated.

MAJOR ROOF REPAIRS - The Board is waiting on results of the Spanish style roof inspection and testing and recommendations from the roofing engineer on courses of action. The engineering firm has provided initial recommendations on what action should be taken on each roof when repaired. Additional information is needed to understand which roofs need to be replaced in the near term and which will require replacement later.

INITIAL GOLF COURSE LANDSCAPE REPLACED - Landscape work on the Black Gold Golf Course slopes maintained by the Association has completed for this year. The Association's landscape contractor has cleared a large amount of dead and dying plants and weeds from the slopes closest to the homes and has replanted with more sustainable and fire-resistant plant materials. The Association is responsible for maintaining the slopes from the fence to the golf cart path. Additional work will be required in 2023 to complete the plant replacements.

INSPECTION OF POTENTIAL SLOPE FAILURES ON 15th FAIRWAY - Association representatives met with Black Gold Golf Course staff and Villa Park Landscape and inspected the slopes along the 15th Fairway from the Association fence line to the golf cart path for erosion and potential slope failure.

Several locations from the fence line down to the cart path were found to have significant damage from water run off or lack of retaining walls from the time where the builder graded



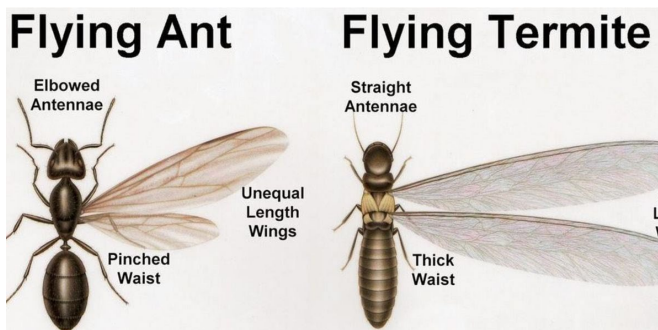
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the pads for each building. The Association requested Villa Park Landscape to identify the locations that they can address using landscape modifications and ones where a general contractor will be required to build retaining walls to prevent slope collapse.

TERMITES WERE DISCOVERED IN SAN LORENZO COMMUNITY BUILDINGS DURING INSPECTION

Building termite inspections occurred in February and found and treated live termites in attics. Termite damaged wood was discovered that will require replacement. Additionally, areas of wood rot and water infiltration into buildings were found that will have to be repaired. If you have not scheduled your termite inspection time, please do so immediately.

The Association is working with several general contractors to obtain price quotes to make repairs to wood damaged by termites or dry rot. A contract to repair will be awarded once bids are received and reviewed. Any Association attic spaces that had live termites were treated by the termite inspector to kill the active infestations.



FIRE SAFETY FIRST TO INSPECT FIRE ALARM, SPRINKLERS, AND MAKE REPAIRS

Management sent owners a letter the last week of April with a schedule of homes that require inspection, verification or working alarms, or repairs to fire system alarms. It is vital that the *Fire Safety First* team members access homes on schedule and verify systems are working or are repaired. San Lorenzo Community has repaired or replaced a significant number of fire alarm or sprinkler system components in the last two years because of failure or impending failure. Working fire safety systems protect lives and property. If residents have any questions related to the *Fire Safety First* vendors inspection or repairs, please contact the management office.



SAN LORENZO POOL & SPA CONTINUE TO HAVE SIDE GATE CLIMBERS IN THE EVENING

The pool and spa side gate were climbed on several occasions in April – including Spring Break week – by unauthorized users of the pool. Please call Yorba Linda Police Services at 911 if you discover late night trespassers at the pool or observe people climbing over the side gate to access the pool and let their friends into the area. Trespassing by outsiders is not a harmless crime and could pull San Lorenzo Association members into litigation if a trespasser is injured. 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.

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.

San Lorenzo HOA Board Meetings Mondays May 9th and June 13th 2022 at 7:00 PM on ZOOM***

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
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