

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER NOVEMBER 2022

CONTACT INFORMATION FOR OWNERS & TENANTS FREQUENTLY INCORRECT

San Lorenzo Community Association requires owners to provide accurate & updated contact information for both owners and tenants. The Association continues to have incidents requiring StoneKastle Community Management to urgently contact the condominium unit owner and, in some cases, the tenant residents. Please verify and update your contact information.

BOARD OF DIRECTORS PASSES 2023 BUDGET FOR SAN LORENZO COMMUNITY

The San Lorenzo Board of Directors passed the Operational and Reserve budgets for 2023 during a general board meeting October 26th. The 2023 assessment will be \$428.51 per unit per month. The assessment increase for next year was driven primarily by the urgent need to begin funding anticipated roof weatherproofing replacement and repairs. Also contributing to the increase are significant street repair in 8 years, insurance costs, and the jump in material prices to paint the community buildings.

ELECTRONIC DOCUMENT DELIVERY CAN SAVE ASSOCIATION \$\$\$\$\$\$\$

Please contact StoneKastle Community Management Company to sign up for electronic document delivery. Moving document delivery to email and web site delivery can save the Association funds.

COMMUNITY WORK IN PROGRESS

SHEET METAL FLASHING – Contractors assessed courtyards and backyards to prepare their company's response to the contract RFP to repair sheet metal and weep screed at the bottom of the stucco. The Board anticipated responses in November or December to evaluate for award.

STREET REPAIR COMPLETED – AMS completed the crack fill, slurry seal, and restriping in mid-October. Several adjustments were made to on street parking locations to accommodate Orange County Fire engines' ability to access all areas of the San Lorenzo community. Residents and guests that park a vehicle in one of the 125 community parking spaces must park in marked locations – not empty areas on the streets. Vehicles parked outside the marked parking will be subject to tow for parking in a fire lane.



STEEL FENCE REPAIRS & PAINTING CONTINUES – Steel fence repair and repainting continues on the internal community fences. Work is frequently slowed by owners that, after months of notices, still have not removed plant material or snake or rabbit fencing in the areas to be repaired and for the fence to be repainted.

BALCONY REPAIRS ARE BEING SCHEDULED – The termite inspection discovered five balconies in the community that had termite or dry rot damage. Ridgeline Construction is setting up repair dates with the owners of the units. Work may require access to back yards and upstairs units to repair the damage. If owners have questions about the Association's *Right of Entry* (CC&Rs section 6.4) please contact StoneKastle Management.

POOL PERGOLA TO BE REPAIRED OR REPLACED AS NEEDED – The termite inspection also confirmed dry rot damage in some of the wooden beams of the pool and spa area pergola. Ridgeline Construction will be removing and replacing the rotted wooden beams in the pool and spa areas.

WATER WATER EVERYWHERE – WHAT ARE YOUR RESPONSIBILITIES IN A WATER LEAK INCIDENT?

In October, a townhouse condominium community in Yorba Linda experienced a plumbing appliance failure in a unit garage that flooded four of the unit garages and first floors as water blasted out of the pipes for many hours overnight at 70 PSI. Over the last several months, the San Lorenzo Community has experienced at least two water leak events causing damage to unit and association infrastructure. In one case, black mold has developed which will require more extensive remediation and higher costs for the unit owner and their insurance company.

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What are owners' responsibilities when a water leak or flooding occurs in a unit? The place to start is the September 2022 adopted Water Intrusion Policy and Procedures that are posted to the Association website at: <http://myhoa.com/sanlorenzo/documents/misc/waterintrusionpolicy.pdf> The policy explains the requirements of the CC&Rs in an easier to read format.

Owners or tenants must shut off the water, contact the Association's community management company, StoneKastle, and contact their HO6 condominium insurance carrier. Significant water damage must begin remediation as rapidly as possible to prevent the growth of black mold. If damage is severe enough, California state law has specific requirements that must be accomplished to limit or eliminate the health danger to unit residents. Water that leaks into drywall, wood building studs, and insulation has damaged association property and must be repaired at the unit owner's & insurance carrier's expense in addition to any mold remediation.

WATER SUPPLY LINES HAVE A 10-YEAR LIFE. ARE YOURS 16 YEARS OLD & ON BORROWED TIME?

Water supply lines to faucets and toilets have a 10-year life expectancy. Washing machine hoses have a 5-year life expectancy. Unit owners are responsible for maintaining these water supply lines and the shut off valves called angle stops. When were yours's last new?



GARAGE DOOR OPENERS AND SPRINGS FAILING ACROSS SAN LORENZO COMMUNITY



Numerous residents have reported garage door motor failures, spring failures, and roller failures in the San Lorenzo Community. When was your system last tuned up by a professional? Garage door springs out of adjustment put extra wear and tear on the drive motor and rollers. A professional can adjust the spring to extend the life of

the drive motor. Nylon rollers replacing metal rollers will make the door quieter and easier to open and close. When the drive motor fails, a replacement system will be required, and the spring will require a new re-balance adjustment.



WILDLIFE SIGHTED IN THE COMMUNITY

In addition to coyotes, rabbits, and other animals sighted in the community, a wayward deer found itself recently trapped by the fence line at the top of Balmoral Drive. Neighbors worked to coax the deer out of the cul-de-sac adjacent to the Black Gold Golf Course.

San Lorenzo HOA Board Meetings Monday November 14th at 7:00 PM

The San Lorenzo Community Board of Directors invite Association members to attend the monthly Board of Directors meeting at the Community Room in the Clubhouse. The Board's meeting is also available on Zoom. Members are given an opportunity to provide information, comments, or concerns to the Board during the Open Forum time in the meeting. 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@stonekastle.com
Kassandra Marquez, Assistant: Kassandra@stonekastle.com
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