

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER SEPTEMBER 2022

COMMUNITY WORK IN PROGRESS

PROTOTYPE SHEET METAL FLASHING REPAIRS COMPLETED – The engineering and contractor team recently completed work on the prototype sheet metal flashing repairs. The engineering firm will complete a report on the work and develop an RFP for community-wide repairs. The RFP will assess the total numbers of failure conditions in the San Lorenzo buildings. This work will require access to the front, side and back yards of each residence to capture the types of sheet metal failures (if any) on each residential building. More information will be provided as it becomes available.

STREET REPAIR CONTRACT AWARDED – STREET WORK IN SEP & OCT – The Association awarded a contract to AMS Paving, Inc. to conduct the intermediate street repairs that our engineering firm, LaBelle Marvin, developed in the engineering study and RFP. The Asphalt repair work is scheduled for Sept. 19th and crack filling, slurry sealing, and striping scheduled for Oct. 17, 19, & 21st. LaBelle Marvin will monitor the work – especially several areas requiring additional technical repair and restoration to ensure the work is completed as defined in the Request For Proposal and bid response.

STEEL FENCING REPAIRS AND PAINTING CONTINUE – The contractor repairing the perimeter and back yard tubular steel fencing continues painting the newly repaired fence line. The fencing rusted out in places five or more years early because of damp soil, standing water, and damp plant material in contact with the steel fencing. Residents are requested to ensure that the repaired and repainted fencing is free of plant material and soil. Annual corrosion inspection, correction, and prevention work will be conducted in the future to extend the life of the fencing to 20+ years which was the original forecast. Repairs continue on internal community fencing. All rabbit and snake fencing as well as landscape material must be cleared from the steel fences to allow the repair and painting crews to complete the community fence project.



GOLF COURSE SLOPES CHECKED BY BOARD AND GOLF COURSE MANAGEMENT – Two Board members and senior management of the Black Gold Golf Course recently inspected the newly replanted slopes, looked for problem areas, and discussed the next segment of replacements that need to occur – predominantly on the lower sections of the 14th Fairway. The Association is responsible for maintaining the slopes in conjunction with the Golf Course. The 2022 effort removed dead, dying, and degraded 15+ year-old plant material from the slopes and replace unsustainable plants with more sustainable ground cover being used throughout Yorba Linda. If you see problems, please report them to StoneKastle.

TERMITE INSPECTIONS CONTINUE – REPAIRS TO BE SCHEDULED – Termite inspections on units that have still not been inspected are continuing. Repairs to termite damage wood and dry rot / water damaged wood is being evaluated and will be out for bid in the near future.

REPUBLIC TRASH SERVICES REQUESTS CONTAINERS TO BE PLACED BY 6 AM ON TRASH DAY – The trash and recycling pick up times in the community have been adjusted by Republic Services. Trash is now being collected in the morning on trash day and recycling continues to be collected later in the afternoon.

HIGHER UTILITY, CONTRACT, RESERVE EXPENSES WILL INCREASE 2023 ASSESSMENTS

Global inflation is driving utility costs, energy costs, service contracts, material costs, and future Reserve funding requirements higher. Additionally, the Association will begin funding the future roof repairs required in the next 8 to 20 years in the Reserve. This will impact the 2023 San Lorenzo budget. The Board and management team are working with vendors to keep costs as low as possible. However, some costs are beyond our control. One example is the electricity total cost per kilowatt hour which increased this Summer by 52% over last year.

San Lorenzo Community unit owners can help save the Association significant monthly printing and mailing costs by signing up for electronic document delivery. Call the StoneKastle office for more information. The Association will formally request this information with the annual budget and disclosure mailout at the end of the year.

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BUGS BUGGING YOU? ARE ANTS TRYING TO ESCAPE THE HEAT INTO YOUR UNIT?

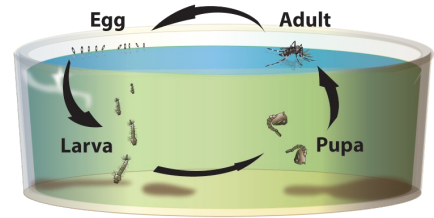
The Association's pest control service, Accurate Termite & Pest Control, will perform a reduced-price pest spraying inside residents' condo units, in garages, and in backyards for units with a yard. The cost for service on the same day as scheduled Association pest treatment is \$35.00. For more information, please call Accurate at 949-461-3390. Please tell the Accurate schedulers that you are in the San Lorenzo Community to get the reduced rate for home pest control.



MOSQUITOS ARE VERY ACTIVE IN YORBA LINDA

There are two mosquito species of concern according to Orange County Vector Control: Aedes & Culex:

- Aedes is active during the day and prefers to feed on humans. It is small and has black & white stripes. The female Aedes lay eggs singly along the sides of containers, including children's toys, drip trays for potted plants, and other places where water can gather and be stagnant. Eggs can lay dormant for several years and will hatch when conditions are right and water is present. Aedes can transmit the following diseases: Zika, Dengue, Chikungunya, Yellow Fever, Dog Heartworm.
- Culex is active during dawn and dusk and prefers to feed on small mammals. It is a small, brown mosquito. The female culex lay eggs in rafts on the surface of large bodies of organically rich, stagnant water. Common breeding sources include ponds, green pools, gutters. Culex can transmit diseases such as: West Nile virus, St. Louis Encephalitis, Western Equine Encephalitis.



Chlorine will NOT kill mosquito larvae. Neglected or non-circulating ponds and fountains and pet water bowls are ideal for mosquito production. Change the water in bird baths at least weekly. The overflow saucer under flowerpots can hold enough water to support mosquito production. Please empty any standing water containers.

San Lorenzo HOA Board Meetings Monday September 12th & Tuesday October 11th at 7:00 PM

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

DO YOU HAVE WORKING SMOKE & CARBON MONOXIDE DETECTORS IN YOUR UNIT???

San Lorenzo condo units smoke detectors may be five or more years out of date if residents have the original 2005 era detectors still installed. All units need fresh wired smoke detectors AND carbon monoxide detectors every 10 years. **Do you have a fire extinguisher in your kitchen and garage?**



PLEASE PICK UP & PROPERLY DISPOSE OF CIGARETTE MATERIAL AFTER SMOKING

Please safely dispose of your cigarette remains after smoking in the community. The Association does not have a contractor to pick up cigarettes and trash in the community.



SAFELIST VEHICLES FOR OVERNIGHT PARKING IN SAN LORENZO COMMUNITY

Guest vehicles parked overnight in marked on street parking **must be** safelisted with the Community Patrol company. To safelist 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.

For Move-In // Move-out longer-term parking, contact the StoneKastle Community Management Company Office to Safelist vehicles for a longer time.

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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