

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER APRIL 2023

STATUS OF SAN LORENZO COMMUNITY PROJECTS UNDERWAY & PLANNED

ANNUAL TERMITE INSPECTIONS UNDERWAY -- The community annual termite inspections are in progress. If you have not scheduled your Unit's inspection, go to www.termite.work/sanlorenzo/ to schedule your appointment.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – A contract has been awarded and is in legal review to replace termite or dry rotted wood elements of the residential buildings. Work access will be scheduled with owners.

COMMUNITY BUILDING PAINTING – The Association conducted an onsite walk with painting contractors. The Association is waiting on responses to the RFP to evaluate and select a contractor to paint wood, concrete board siding, metal such as gutters and downspouts, and garage doors.

POOL HOURS LIMITED -- The Board extended the limited pool hours and no spa heat until April 29th to further reduce budget cost overruns from natural gas & electricity short term increases. Pool hours are 8 AM to 4 PM. FOB access is turned off outside those hours.

SHEET METAL REPAIRS START DATE TO BE ANNOUNCED -- Repair of defective sheet metal flashing and stucco weep screed will be announced soon. This is anticipated to be a quick turnaround and all Units with back yards requiring access will be contacted.

LED LIGHTS FOR ADDRESS SIGNS – The lighting contractor has identified an LED light bulb for the Association address lights. Because address lights are on all day, the switch to LEDs will reduce costs associated with the purchase of the bulbs and cost of electricity to operate the bulbs.

MAJOR TREE TRIMMING COMPLETED – The Association's scheduled major tree trimming has completed. This scheduled maintenance on the trees helps reduce fire risk by trimming and thinning the branches and damage to the trees from strong winds.

ROOF LEAK REPAIRS ONGOING – The Association's roofing contractor is repairing roofs as rapidly as possible with the frequent rainstorms. Work continues across the community to make repairs.

UPSTAIRS BALCONY DECKS ARE NOT PET URINATION ZONES

Owners and tenants of upstairs units are not permitted to allow their pets to urinate on the deck, railings, or stucco. Pet urine severely damages the structure of the building. There is no place for the pet urine to go except onto the exclusive use backyard and patio area of the unit below. The Association will bill owners for building repairs (CC&Rs Section 4.6.5).



SAN LORENZO PARKING LIMITED TO GARAGES, DRIVEWAYS & MARKED SPACES



Parking in the San Lorenzo Community is limited to unit garages, unit driveways, and marked parking stall in the community. Parking on the street in front of a unit or driveway is not permitted. Parking on the sidewalk of Plan 2 units is not permitted. The Association has designated all streets as Fire Lanes unless otherwise marked. Violators such as this vehicle are subject to immediate tow.

SPRING IS HERE

AND, ITS TIME FOR RATS, MICE, SNAKES & MOSQUITOS TO VISIT YOUR FOOD SOURCES

Spring brings all types of pests to our home and yards, and it is literally time to do Spring cleaning in and around our condo units. The above average rainfall since November may lead to an increased amount of natural and human created food available for pests. It is time for Spring cleaning on our patios, decks, and in our garages. Remove food sources for rats and mice from patio areas including unwanted fruit from trees and the ground. Trim shrubs away from the building to reduce hiding places for snakes hunting rats and mice. Clean out the garage. Ensure any pet food stored in a garage is in a steel container to prevent rats from getting to the food. Rats & mice love pet food especially when it is left out on a patio for them. Remove cardboard boxes from the floor of garages. Cardboard boxes are a perfect nesting place for rats and mice.



For ants, silverfish, and other pests, consider having Accurate Termite and Pest Control spray your backyard and garage areas. Accurate offers reduced cost spraying for residences when done on the regular Association treatment days. Don't put sugar water or seed out for birds as the sugar draws ants and the seed attracts the rats & mice that are a source of food for rat snakes and rattlesnakes. Pet food and bird seed also are of interest to feral cats, opossums, and racoons.

With the rain comes standing water. Ensure your yard and plants in pots do not have standing water that mosquitos can use to lay eggs. If the common area behind your home has standing water, please notify StoneKastle so that the Landscape company can check the area.

**ENSURE BACK YARD DRAINS FLOW TO STREET
STORM DRAINS**

During landscape and community walks in the last several months, drainpipes or cuts in the yard soil from Unit owner's exclusive use area onto common area slopes were found. All yard water must flow via the builder and/or owner installed drains to the storm drainage system found along the streets of the community. Owners are not permitted to eliminate the drains or flow water from their yards onto the slopes. (CC&Rs Section 2.12, 3.4.2, 3.5, & 6.1.6)



San Lorenzo HOA Board Meetings will be held Monday April 10th & May 8th 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@stonecastle.com
Kasandra Marquez, Assistant: Kasandra@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