

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER AUGUST 2023

ORGANICS BINS ARRIVED & IN USE

CA Senate Bill 1383 mandated organics recycling program has arrived in the San Lorenzo Community. One of the greatest challenges for residents is finding approved methods of containing organic materials from the kitchen to be placed in the cart. Although companies are promoting both plastic and paper compostable bags – neither may be

used in the Republic Services organics cart. The methods used to compost residential organics cannot handle plastics – even the paper bags with polylactic acid (PLA) vegetable-based liners made from sugar cane, starch and corn. The processes currently in use will not break the PLA material down in an acceptable time period. Republic Services using plain paper bags to contain food waste in the bin.

Not acceptable items



RECYCLABLES



PLASTIC BAGS & WRAP



TRASH & PET WASTE



CONSTRUCTION WASTE



FATS, OILS & GREASE



HAZARDOUS WASTE

SHEET METAL FLASHING / STUCCO SCREED CONSTRUCTION DEFECT REPAIR UPDATE

Work continues removing the damaged sheet metal flashing. Additional areas adjacent to the most obvious rusted sheet metal have been identified by the reconstruction crews and verified by the Association's engineering firm for repair. In entry areas, defective construction methods created multiple locations where water wicked up behind the sheet metal and wet the wood building frame. In many yards and alongside some buildings with stucco facing, water soaked through waterproofing material or was wicked up and into the wood frame. These locations include the Mediterranean style buildings main balcony support columns. The worst area found to date is in a back yard where the building framing wood effectively sat in water for much of the building's existence. This will require a significant rebuilding of the bedroom wall.



UPSTAIRS PLUMBING LEAKS DAMAGE DOWNSTAIRS UNITS – GOT HO6 INSURANCE?

Recent plumbing leaks from 2nd floor units into kitchens of 1st floor units have caused various levels of damage to Association member's exclusive unit owned components and to building drywall and firewall elements between the units. As the buildings are now 15 to 18 years old, owners should be updating plumbing shut offs called angle stops and water supply lines because of their 5-year life expectancy. Owners are responsible for maintaining appropriate HO6 condominium insurance to cover not only damage to their own units but Association and Association members property. When water leaks between units, the Association Management Company must be informed to ensure damage to Association maintained infrastructure is repaired and mold growth is prevented. See the Association Water Intrusion Policy at <http://myhoa.com/sanlorenzo/documents/misc/waterintrusionpolicy.pdf>

PARKING RESTRICTED UNDER CC&Rs – NEW PARKING POLICY SENT TO OWNERS

The Association's parking rules as outlined in the CC&Rs are still in force. A parking policy update to the Community Handbook is being mailed to owners for a 28-day review. Parking and Vehicular Restrictions in Section 2.5 of the CC&Rs are enforceable without the updated parking policy. All owners and residents are required to use their deeded spaces (garages or garages & driveways) for parking. Garages are not permitted to be used for living or recreational uses and personal material storage may not interfere with the parking of two vehicles in the garage unit. The Association may call violators to a hearing to enforce compliance with the CC&Rs and with the new parking policy rules once approved by the board of directors.

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STATUS OF SAN LORENZO COMMUNITY PROJECTS UNDERWAY & PLANNED

ANNUAL TERMITE INSPECTIONS – Annual termite / dry rotting wood inspections still have not been completed for all units in the community. Owners that have not scheduled their Unit's inspection must make appointments ASAP at www.termite.work/sanlorenzo Management is reaching out to owners to complete this important inspection and termite prevention program.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite or dry rotted wood components of residential buildings discovered in 2022 begins in August to enable replacement wood to be in place prior to each phase of the scheduled community-wide painting.

COMMUNITY BUILDING PAINTING TO BEGIN IN AUGUST – The Association selected a contractor to paint stucco walls, wood components, concrete board siding, garage doors, metal gutters and downspouts. The work will begin in August in the community. Residents must remove any personal items that have been attached to stucco walls and metal railings to facilitate painting. Notices will be provided as the painting company steps through the phases of the community. This is an overdue Reserve maintenance project.



POOL DECK REFINISHING AND RE-STAINING – The Board reviewed proposals to refinish and stain the pool deck concrete and concrete in the pool, BBQ, and Clubhouse areas. Work will be scheduled in the Fall. This is a scheduled Reserve maintenance project.

CLUBHOUSE FURNITURE UPDATE – The new Community Clubhouse furniture is scheduled to be installed on or about August 10th. Old furniture will be removed prior to this date and floors cleaned in the Community facility. The Association does not permit joint pool – clubhouse use because of the potential for damage to the furniture.

CONCRETE GRINDING OR REPLACEMENT CONDUCTED ACROSS COMMUNITY – The Association's concrete repair contractor assessed the community sidewalks for trip hazards and ground sidewalks where appropriate or replaced the concrete sections where tree roots had caused significant damage. The Melaleuca trees that caused sidewalks to be replaced are being removed because they have also intruded into community drains that carry water from roof gutter downspouts and yard drains impeding the flow of rain or irrigation water to storm drains.

POOL RULES FOR THE SAN LORENZO RESIDENTS – Pool rules are posted in the information board just inside the pool main entrance gate and in the Community Handbook found at <http://myhoa.com/sanlorenzo/documents/misc/communityhandbook.pdf>

ALL SAN LORENZO STREETS ARE DESIGNATED AS FIRE LANES

The San Lorenzo Board of Directors have designated the streets in the Community other than marked parking stalls as fire lanes. Vehicles parked in the street and not in a designated parking spot are subject to immediate tow. The Association's management team continues to work with the Orange County Fire Authority to obtain approval of the new and updated fire lane signage plan.



SAN LORENZO HOA BOARD MEETS Mondays August 14th & September 11th at 7:00 PM – in the Clubhouse & 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

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