

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER DECEMBER 2023



2024 SAN LORENZO COMMUNITY ASSOCIATION BUDGET SENT TO MEMBERS

StoneKastle Community Management has mailed out the 2024 Community Association budget, State required annual disclosure statements, annual Reserve Replacement Fund study, collection policy, compliance policy, certificate of the master association liability insurance, alternative and internal dispute resolution procedures, and the request for owner and tenant (if applicable) contact information request form. An electronic copy of the package is available on the Association website at: <http://myhoa.com/sanlorenzo/documents/misc/2024budget.pdf>

STATUS OF SAN LORENZO COMMUNITY PROJECTS

STUCCO CONSTRUCTION DEFECT REPAIRS – The engineering contractor is nearly complete on review of the 2005 & 2006 City approved building plans, permits, and drawings along with current building code requirements. They will work with owners for access into the 87 backyards to assess the unique issues in each yard and in the atriums on Plan 1 units. Subsequent to that review, they will develop new construction repair, building code compliance or mitigation solutions, and site grading plans for each of the 45 buildings and the associated permits for the City building department to review and approve.

POOL DECK REFINISHING AND RE-STAINING – The work to refinish and stain the pool deck concrete and concrete in the pool, BBQ, and Clubhouse areas will be scheduled soon. This is an overdue scheduled Reserve maintenance project.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite or dry rotted wood components of residential buildings discovered in 2022 has been completed. Additional findings from the 2023 termite inspection and/or painting project will be scheduled if needed. The cost to date on dry rotted wood replacements exceeds \$83,929. Keeping wood components painted on a regular maintenance schedule reduces the potential for wood dry rot and termite infestation and damage.

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COMMUNITY BUILDING PAINTING UNDERWAY –

The 45 residential buildings and the Community Center painting project is underway. This work will take several months to complete depending on weather and temperature. Unit front entry doors will be scheduled in batches with residents because of the need to access the door frame areas.

BLACK GOLD 15th FAIRWAY SLOPE DAMAGE REPAIRS

–The Board will review proposals and select a contractor to make the repairs at an Executive Session Board meeting in December or the regularly scheduled meeting in January.



NEW FIRE LANE SIGNAGE & NO TRESSPASSING SIGNS INSTALLED

– The Association updated faded and non-compliant fire lane signs in the community. In addition to the fire lane signs, new “Private Property – No Trespassing” signs were installed at the entrance on Emerald Downs and the OCFA Fire Lane at the recommendation of the Orange County Sheriff's Department.



CONTACT INFORMATION FOR OWNERS AND TENANTS STILL REQUIRED

Unit owners are required to provide contact information including telephone numbers to the StoneKastle Community Management office. If owners are not able to be contacted in an emergency, the Association has a right of entry to handle emergencies as indicated in the CC&Rs.

POOL HOURS AND FOB ACCESS ADJUSTED FOR WINTER SCHEDULE

The Community pool and spa hours have been adjusted for the Winter season of October 15th to April 15th. The hours are 8:00 am to 10:00 pm daily. FOB access times have been adjusted as well.

SAN LORENZO LANDSCAPE WALKS SCHEDULED – First Tuesday each month from 10:00 am until 12:00 noon. Upcoming walks are Jan. 9th (second Tuesday), and Feb. 6th. Landscape walks may be rescheduled if the community manager or landscape company representatives are unavailable.

SAN LORENZO HOA BOARD next scheduled meeting Wednesday January 17th 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

StoneKastle Community Management

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Kassandra Marquez, Assistant: Kassandra@stonecastle.com
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