

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER FEBRUARY 2023

NEW YEAR, NEW SIGNAGE FOR TOWING & FIRE LANES

The San Lorenzo Community entered into a new towing company agreement in January with Bitetto's Towing to remove vehicles towed by the Association. Any vehicles towed from the San Lorenzo Community Association will be at the Tow & Service Center in Anaheim.

The Association is updating the Fire Lane signs in the community to comply with the Orange County Fire Authority Guidelines.

Two new signs will be installed. One specific sign will be posted at the entrance to the community and the other sign will be posted at the approximate beginning of each street in the community. The approximately 160 fire lane signs that are unnecessary will be removed from the community saving several hundred dollars every three years to replace faded unneeded signs. The Association is designating all street areas outside designated (marked) parking spaces as fire lanes. Residential vehicles parked in these areas are subject to immediate tow.

2018 PARKING RULES ARE OBSOLETE – NEW RULES IN DEVELOPMENT

The Association Board of Directors met in executive session to discuss updates to the Community parking plans and have requested an updated plan from legal counsel. The May 2018 handbook parking rules are obsolete and require updates.

The Association will enforce parking requirements as stipulated in the CC&Rs and under California law until the new rules are received from legal, sent to owners for a 28-day comment period, and approved by the Board in an open board meeting.

SAN LORENZO COMMUNITY PROJECTS UNDERWAY

Additional roofing leaks occurred during rainstorms in January. All local roofing companies are overwhelmed with the number of new roof leaks in communities across Orange County. San Lorenzo's roof leak repairs are scheduled to start in early February weather permitting.

The Association's lighting contractor replaced 108 burned out building lights in December and January. Additional lights are on backorder. The Association is pre-buying a case of 100 bulbs to ensure adequate supply is on hand for the contractor to install because of supply chain delivery issues at the quantity required to replace the burned-out Compact Fluorescent Lamps.

Annual Termite Inspections will occur beginning Wednesday March 15th. Notices will be posted in the community starting Monday February 27th. Termites, dry rot, and termite damage was discovered during the 2022 inspection. The Association continues to make repairs of damaged wood on buildings in the community. The inspection notices are issued pursuant to CC&Rs Article 6.4 Right of Entry.

The Sheet Metal Flashing project will begin soon. The contract was in review by legal counsel. Once legal concurrence is obtained, notices will go out in the community for the dates of work for each building. Unit owners with backyards must be prepared to provide access to the repair teams to conduct the repairs or replacement of sheet metal and stucco and weep screed. The inspection notices and yard access requirements are issued pursuant to CC&Rs Article 6.4 Right of Entry.

The rotted wooden pergola in the pool and spa area has been replaced. The pergola outside the west facing door of the clubhouse is scheduled for replacement as well. All four structures were found to have significant dry rot underneath the painted surfaces.

BBQ GRILL SAFE OPERATION REDUCES POTENTIAL FOR DAMAGE

The Community BBQ Grills at the Clubhouse should only be used by adult residents. Residents should ensure that the grills are turned off after use. Residents with questions on safe operation can contact the Management Office.



2023 LANDSCAPE WALKS SCHEDULED

The San Lorenzo community manager, representatives from the landscape contractor, and members of the community participate in a landscape and community walk normally on the 1st Tuesday of each month at 10:00 AM with holiday adjustments. It is normal for HOA Board members to join the walk to better understand what work has been completed and what work may be proposed to be conducted in the community.

Community members are welcome to join the walk and learn about the work underway to replace and maintain community trees, plants & shrubs. Planned Landscape walks for 2023 include the following proposed Tuesdays: February 14 (9:30 AM), March 7, April 4, May 2, June 6, July 18, August 1, September 5, October 3, November 7, December 5.

ANNUAL OWNER & TENANT CONTACT INFORMATION STILL NEEDED

Unit owners are required to provide updated contact information for themselves and for any tenants annually. This information is required for business operations of the Association and contact of owners for access during construction, repairs, or services.

The Association will also request owner's preference on document delivery. One way to reduce cost to the Association is to select electronic document delivery. This will reduce costs by limiting the number of documents that must be printed and mailed to owner members.

RESIDENTS MUST LEASH DOGS AND PICK UP AFTER PETS

Both Orange County and the Association require pet owners to leash their pets and to clean up after them. The Association will call owners to a hearing and fine appropriately for failure to leash and pick up after dogs. The County Ordinance states that: *"No person owning or having charge, care, custody, or control of any dog shall cause or permit, either willfully or through failure to exercise due care or control, any such dog to be upon any private property unless such dog be restrained thereon by a fence, wall, substantial chain, leash not exceeding six (6) feet in length, other appropriate physical restraint, or is under the charge of a person competent to exercise care, custody, and control over such dog."* And, *"A person having custody of any dog shall not permit, either willfully or through failure to exercise due care or control, any such dog to defecate or urinate upon:*

(a) A public sidewalk or parkway comprising the area between the street and sidewalk;

(c) Any entranceway, stairway or wall immediately abutting on a public sidewalk;

The person having custody of any dog shall immediately remove any feces deposited by such dog."

San Lorenzo HOA Board Meetings Monday February 13th and March 13th 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

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