

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER JANUARY 2023

NEW YEAR BRINGS NEW ASSESSMENT REQUIRING ONLINE BANKING UPDATES

The San Lorenzo Community Association assessment for 2023 is \$428.51 requiring check writers and online banking payments to be adjusted with the January payment. Association members using the ACH Payment option will see the payment automatically increase in January.

CALL FOR OWNER AND TENANT CONTACT INFORMATION

Starting in February and continuing through April, owners will see a form in the monthly billing statement requesting updated contact information including email and cell phones for both owners and tenants. During 2022, there were numerous situations where there was no viable contact information for owners on file with the Association's community management company. This information is required for business operations of the Association.

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. Soon, the Association will launch a new owner's portal providing easy electronic access to documents.

DECEMBER & EARLY JANUARY RAINS INCREASE LEAKS FROM FAILING ROOF SYSTEMS

Rains in December and early January have increased the total number of leaks in roofs across the San Lorenzo Community. Roofs that have never been known to leak are now failing from poor and defective construction practices when the community was built more than 15 years ago.

During 2022, almost \$39,000 was spent repairing damaged, failing, & leaking roofs. This figure does not include 2023 roof repairs, drying out wet infrastructure, replacing drywall & other components & conducting mold abatement from long term



This section of roof was discovered to be leaking in November. The disintegration of the weatherproofing underlayment and holes in the plywood roofing indicate that the leaks had been occurring for years. An owner's garage had to have significant drying and mold remediation in the garage and soffit areas to mitigate the damage. This type of leak was not visible during annual maintenance inspections of the building roofs.

leaks. The Board and management will be meeting with the roofing engineer in the near future to obtain recommendations on roof repair timelines and corrective actions to reduce or eliminate leaks.

SOCAL EDISON & SOCAL GAS IMPLEMENT UNEXPECTED RATE INCREASES JANUARY 1st

Both the Southern California Gas Company and Southern California Edison electric company instituted out of cycle rate increases January 1st. Gas bills will increase approximately 140 percent and electric not less than 8 percent. The Board will be tracking the increased costs to the community and looking for ways to reduce utility costs impacting the operational budget where possible.

One Association cost cutting plan that has been in development and launched in December with the installation of 176 LED lamps in 88 building lights. Using the 5.5 watt LEDs instead of 13 watt Compact Fluorescent Lights will cut the electric consumption and cost per bulb by more than half. The Board sought to start the changeout to LEDs to cut electricity consumption and get ahead of the CFL phaseout scheduled for January 1st 2024. CFLs are becoming more difficult to find in California as



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suppliers switch to LED lighting to comply with AB 2208 which was signed into law in September. This is creating backorders for the LEDs as demand is beginning to increase. Additional LED lamps are on order and the Association will change over to all LED lighting as CFLs burn out.

SHEET METAL FLASHING / WEEP SCREED REPAIRS TO BE APPROVED & START

The Board of Directors is scheduled to approve the sheet metal / weep screed contract at the January Board meeting pending legal counsel review and concurrence.



POOL AREA BBQ GRILLS LEFT ON HIGH OVERNIGHT

If you are using the Community BBQ Grills, please ensure that they are turned off when you are done with your cooking. Our clubhouse cleaning company found the grills turned on high recently when they came to clean the clubhouse, restrooms, and BBQ Grills.

RESIDENTS RESPONSIBLE FOR PERSONAL TRASH CLEANUP

Residents in the San Lorenzo Community are responsible for cleaning up broken glass, debris, and other trash on the streets after their trash bins are emptied by Republic Services. Previously, the community had a street sweeping contract that could vacuum up broken glass and trash from loose material in the trash bins falling onto the street. That service was discontinued for 2023 and residents must sweep up and properly dispose of their own trash.



POSSIBLE INCREASE IN CRIMINAL ACTIVITY IN & AROUND SAN LORENZO

Residents have noticed a possible increase in criminal activity and criminal scoping activity in the San Lorenzo Community. Recently, personal items were stolen from a car on a unit's driveway. Residents have noticed people going through recycle bins on trash day looking for material they can sell and lingering near open garages checking out the contents. Early in January, several individuals were seen on a Sunday morning when no work was scheduled carrying containers from the community to a waiting truck parked just outside the community. If you see suspicious activity, contact the Yorba Linda Police Department.



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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