

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER JULY 2023

ORGANICS BINS FOR SAN LORENZO COMMUNITY TO BE DELIVERED WEEK OF JULY 17th

The City of Yorba Linda and Republic Services are planning to deliver a new 35-gallon organics cart in the community the week of July 17th. This will give each residence three carts that must be stored in the Unit's garage. For owners with 96-gallon bins that have space limitations, contact Republic Services to swap out larger 96-gallon bins for smaller 64-gallon size.

Each city has slight variations on the program and residents in Yorba Linda should review the Yorba Linda city web page for the most up to date information. Commercial accounts have slightly different rules than residential accounts because the organics waste stream goes through a different process than residential organic waste.

To learn more about the new residential organics recycling program and what is allowed in the carts, please see the City of Yorba Linda organics recycling website. Contrary to some advertisements, plastic organic recycling bags, fats, oils, & grease, construction material are not permitted.
<https://www.yorbalindaca.gov/851/Organics-Recycling>



SHEET METAL FLASHING / STUCCO SCREED CONSTRUCTION DEFECT REPAIR CONTINUES

The construction defect repair program phase 1 through 4 for rusted sheet metal flashing and damaged or not to code stucco has been completed for Phase 1 & 2 and is nearing completion for Phase 3 & 4. The new flashing and metals will be installed then, the 3-coat stucco system will be applied right after to seal the walls. Phase 1 area work is planned to commence Wednesday July 5th with Phase 2 to follow.

Owners are not permitted to have soil or other material higher than 4 inches below the bottom of the stucco weep screed (about 5 inches below the top of the concrete foundation). Approximately 6-inches of horizontal dry clearance is also required to prevent moisture or water intrusion into the wood frame building materials and insulation. Plan 1 and 2 owner-maintained atriums and back yards must also have drains that were removed adjacent to the building re-installed correctly to prevent flooding.



SEE BEES ??? CALL THE ASSOCIATION OFFICE



See busy bees building a new home? See bees swarming around a building or irrigation box scouting a new location to build a hive?

Call and report the location to the Association

Manager at StoneKastle Community Management.

Do not spray and kill the bees. Do not have a

WHAT IS THE TRUE COST OF A CONDO UNIT?

The true cost of ownership of a condominium is the unit's potential sale price, the monthly or annual unit assessment that covers annual association operating costs and capital reserve replacement fund association member contribution.

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contractor spray and kill the bees. The management company will contact appropriate licensed bee handlers to first attempt to remove the bees to another location.

TIRED OF MOSQUITOES? -- STOP OVERWATERING YOUR YARD AND SHRUBBERY

During a recent community landscape walk, a company that sprays yards to kill mosquitos was observed spraying multiple yards in San Lorenzo. The landscape committee noted multiple back yards and atrioms with standing irrigation water and damp soil, grass, and mulch. Standing water is a breeding ground for mosquitos. The green moss seen growing in yards and planting beds is indicative of overwatering the yard and not normally found in an arid or desert climate. Eliminate mosquito breeding locations in your yard and plants in pots. Keep fountains running 24 hours a day. Change spray irrigation to drip.



STATUS OF SAN LORENZO COMMUNITY PROJECTS UNDERWAY & PLANNED

ANNUAL TERMITE INSPECTIONS – Annual termite / dry rotting wood inspections have not been completed in the community. Owners that have not scheduled their Unit's inspection must make appointments ASAP. www.termite.work/sanlorenzo Termites have been found again this year.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite or dry rotted wood elements of residential buildings discovered in the 2022 inspection will be scheduled in the near future. The work is on hold to reduce interference with the Sheet Metal/Stucco Weep Screed repairs.

COMMUNITY BUILDING PAINTING – The Association is still planning to evaluate proposals and select a contractor to paint wood, concrete board siding, metal gutters and downspouts, and garage doors. The goal is to start work in August to prevent a one-year delay and cost increase.

POOL DECK REFINISHING AND RE-STAINING PROPOSALS TO BE REVIEWED – 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 scheduled arrival of the new Community Clubhouse furniture is around the end of July to the beginning of August. The 18+ year old furniture will be removed from the Clubhouse, floors completely cleaned, and the new furniture installed.

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>

WHAT'S THE CONDITION OF YOUR 18-YEAR-OLD PLUMBING WATER SUPPLY LINES? READY TO RUPTURE OR BURST AT THE SEAMS???

The oldest plumbing water supply lines to toilets, sinks, and dishwashers are 18 years old in the San Lorenzo Community units. Owners are responsible for maintaining the lines in their units which have a life expectancy of 5-10 years. Owners should have a licensed plumber replace old water supply lines and ensure their HO6 Condo Insurance Policy is compliant with the Association Water Intrusion Policy.

SAN LORENZO HOA BOARD MEETS Mondays JULY 10th & August 14th 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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