

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER JUNE 2023

YORBA LINDA IMPLEMENTING SB 1383 ORGANICS RECYCLING LAW BEFORE JULY 31st

Green & Food Waste
No Plastic or Compostable Bags



Not acceptable items



Recycling
Empty, Clean and Dry



Trash



Yorba Linda has implemented the 2016 Senate Bill 1383 law requiring organic material recycling. Fines and penalties become part of the program after January 1st. The goal of the law is to divert 75 percent of material that creates methane in landfills from being disposed of there by 2025. The state estimates 20 percent of the methane released into the atmosphere in California comes from landfills.

Organic recycling regulations are aimed at entities that generate waste. All households in California have now been effectively deemed waste generators and are required to comply. The City's contracted waste services company – Republic Services – is in the process of delivering brown organics carts to all 174 residences in the San Lorenzo Community. These bins must be kept in your garage in accordance with the Association's Community Handbook.

Plastic bags may not go into the organics cart. Paper bags may be used, and food soiled paper, pizza boxes may also be included in the organics cart.

Households that contaminate the organics cart, recycling cart, or trash cart are subject to fines as required by State law. To learn

more about the new organics recycling program, please see the City of Yorba Linda website at: <https://www.yorbalindaca.gov/851/Organics-Recycling>

STATUS OF SAN LORENZO COMMUNITY PROJECTS UNDERWAY & PLANNED

ANNUAL TERMITE INSPECTIONS – Termite inspections have found live termites in community buildings. Owners must go online and schedule their Unit's inspection. It is important that owners schedule appointments and get the inspection done ASAP. www.termite.work/sanlorenzo/

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite or dry rotted wood elements of residential buildings discovered in the 2022 inspection is in progress.

COMMUNITY BUILDING PAINTING – The Association will evaluate proposals and select a contractor to paint wood, concrete board siding, metal gutters and downspouts, and garage doors.

POOL DECK REFINISHING AND RE-STAINING PROPOSALS TO BE REVIEWED – The Board will review industry proposals to refinish and stain the pool deck concrete and concrete in the pool, BBQ, and Clubhouse areas. This is a scheduled Reserve maintenance project.

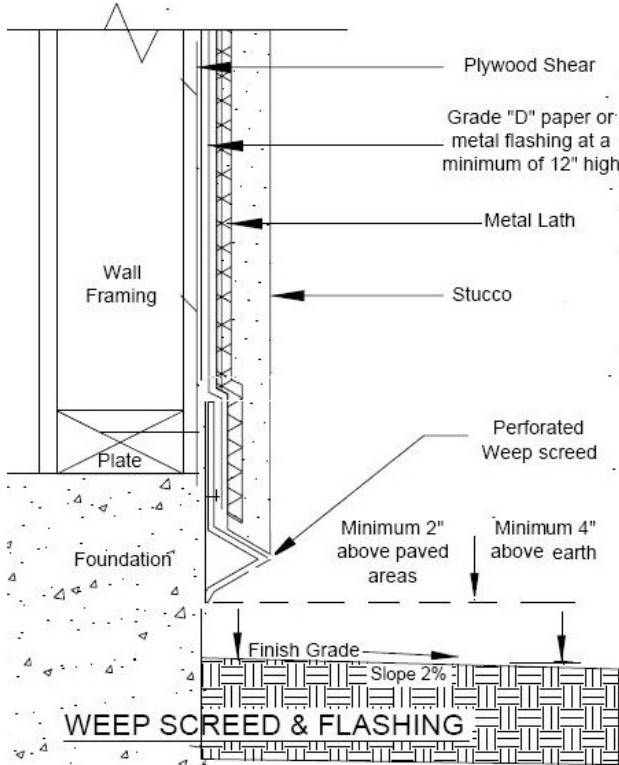
CLUBHOUSE FURNITURE UPDATE – The scheduled arrival of the new Community Clubhouse furniture is around the end of July to the beginning of August. The 18+ year old furniture will be removed from the Clubhouse, floors completely cleaned, and the new furniture installed.

SUMMER POOL HOURS BACK TO THE REGULAR SCHEDULE – Pool and spa hours are Sunday through Thursday: 6:00 a.m. to 10:00 p.m. and Friday and Saturday: 6:00 a.m. to 11:00 p.m. Pool rules are posted in the information board just inside the pool main entrance gate.

SAN LORENZO HOA BOARD MEETINGS Mon. JUNE 12 & Mon. JULY 10th at 7:00 PM --

Community Room of the Clubhouse and available via Zoom. See posted Agendas at <http://myhoa.com/sanlorenzo/agendas.htm>

SHEET METAL/STUCCO REPAIRS UNDERWAY. PLAN 1 & 2 OWNERS MAY HAVE WORK TO DO



Work is underway in the community to repair, replace, or remove the rusting sheet metal and damaged or rusting stucco & weep screed drains.

Repair teams are finding additional stucco damaged walls in Plan 1 atriums and Plan 1 and 2 back yards with soil covering stucco or too close to the weep screed drain at the bottom of the stucco walls. Soil is not permitted to be higher than 4 to 5 inches below the bottom of the stucco weep screed drains.

Repair teams are being held up by units where dirt, concrete, or pavers cover the weep screed and stucco. Owners with these conditions are being notified by management and must remove the obstacles to building repairs. This is the unit owner's responsibility – not the Association. Unit owners must hire licensed California contractors to make changes to allow repair team access to the building walls and are not permitted to recover the stucco wall weep screed.

Repair teams are finding yard drains, required by the City of Yorba Linda building permit, have been

totally covered or removed. Unit owners will be required to reinstall the backyard and atrium drains that were covered or removed. These drains are essential for keeping water out of units, damaging buildings, and complying with the City mandated Storm Water Pollution Prevention Plan. Residents or owners with questions should contact the StoneKastle Management office.

CONSIDERING AN AIR CONDITIONER REPLACEMENT? DO YOUR RESEARCH

HVAC company trucks appear weekly in the San Lorenzo Community replacing 18-year-old air conditioning and heating systems (HVAC). Unit owners must use contractors with both a State contractor's license for HVAC and a US EPA Section 608 Technician Certification. Failure to do so may cause owner HO-6 Insurance to not cover an accident or fire because of owner failure to use licensed and certified technicians. New refrigerants are mildly flammable and require certified technicians.

Phase out dates on refrigerants should be considered since many current refrigerants will no longer be available for maintenance or repair of air conditioning systems after a phase out schedule of 2025, 2030, and 2033 depending on refrigerant. This will require even newly installed systems to be completely replaced – not repaired when the refrigerant is no longer permitted to be used.

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

Christie Alviso, Community Manager: christie@stonekastle.com
Kasandra Marquez, Assistant: Kasandra@stonekastle.com
Darien Reyes, Accounts Receivable: Darien@Stonekastle.com
StoneKastle Management Office:
22722 Old Canal Rd., Unit B, Yorba Linda, CA 92887 714.395.5245