

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER MARCH 2023

STATUS OF SAN LORENZO COMMUNITY PROJECTS UNDERWAY & PLANNED

ANNUAL TERMITE INSPECTIONS STARTING MARCH 15TH. The community annual termite inspections need to be scheduled for San Lorenzo Community residents. Go to <https://www.termite.work/sanlorenzo/> to schedule your appointment. Last year, it took more than 6 months to complete the inspections because of delayed access to units attics or back yards.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS. A bidders walk was conducted to provide on site information to companies interested in repairing the damaged wood discovered on last year's termite and dry rotted wood inspection.

COMMUNITY BUILDING PAINTING. A preliminary walk with a paint company specialist was conducted to help develop a statement of work for repainting the San Lorenzo Community buildings. Buildings should have been repainted last year but was delayed to replace damaged wood components – work that is under way.

PLEASE KEEP THE COMMUNITY CLEAN. Owners are asked to keep the areas adjacent to their driveways clean. Frequently, broken glass and trash debris becomes separated from the trash and recycle bins and falls onto the street. Owners need to clean up the debris from their trash bins. The Association's owners do not pay for that service.

POOL HOURS LIMITED. The Board limited pool hours and turned off spa heat until April 1st to reduce budget cost overruns from the spike in the cost of natural gas. Pool hours are 8 AM to 4 PM.

FINAL LEGAL COORDINATION COMPLETED. SHEET METAL FLASHING REPAIRS TO BEGIN. The repair of the defective sheet metal flashing and stucco weep screed will begin soon. Final coordination between Association legal counsel and the contractor's counsel have been completed.

STEEL FENCING REPAIRS COMPLETED. The repairs to community tubular steel fencing has completed. Owners must keep dirt and vegetation off the fences to help ensure the Community obtains the anticipated 20-year life of the fencing system. The Association has scheduled annual corrosion control inspections to prevent large-scale damage and degradation that was just repaired.



BUILDING LIGHTS, ADDRESS LIGHTS BURNED OUT? BUILDING LIGHTS ON ALL DAY?

If residents notice a building wall light or building address light not illuminated in the evening, please contact the StoneKastle Management Company, and report it to our association manager for replacement or repair. The Association directed the new lighting vendor to stop installing compact fluorescent lamps and switch to LEDs. The LEDs use less than half of the electricity as the CFL and CFLs will become unavailable as the California AB 2208 ban on CFLs and linear fluorescent tubes takes effect in January 2024. Our lighting vendor has replaced all building lights in the community that were burned out as of February 17th. Since then, the cold has impacted additional CFLs that will be replaced in the March service.

The lighting vendor's electrician is working through address light outage issues with management as it appears multiple voltages and types of transformers were installed by the builder or homeowners that control the doorbell and two address lights. The plan moving forward is to have a consistent voltage and amperage transformer solution that will be installed in units as the transformers burn out or fail.

Several buildings in the community had lights remaining on all day. The lighting vendor's electrician found that the 15+ year-old photocells on those buildings had failed. Replacement parts were ordered and installed. If residents notice building wall lights remaining on all day, please contact the StoneKastle Management office and report the issue so that an electrician can be scheduled to investigate and repair the problem.



ASSOCIATION RIGHT OF ENTRY

The Association has the right to enter the Condominium to inspect the Properties, and may take whatever corrective action it determines to be necessary or proper. Entry onto any Condominium under this Subsection may be made after at least three (3) days' advance written notice to the Owner of the Condominium except for emergency situations, which shall not require notice. CC&Rs Section 6.4

In late 2022, the Association's Fire Safety systems contractor completed the required repairs of defects found in the June 28, 2021 fire alarm and fire sprinkler system inspection report. The delay of almost one and a half years was caused by residents and owners not permitting the fire safety systems technicians access to their units to complete repairs on the fire alerting, alarming, and protection systems. Owners who deny access to a condominium unit transfer the potential liability for systems failure to protect the structure to themselves and their HO-6 condo insurance policy. See the insurance policy letter at: <http://myhoa.com/sanlorenzo/documents/misc/2021insurancemailer.pdf>

BUILDING EXTERNAL FIRE EXTINGUISHERS TO BE REMOVED

The board and management are working through the process of removing the fire extinguishers mounted on the outside of the residential buildings. There is no known requirement for the extinguishers. The Association has conferred with Orange County Fire and OCFA has no requirement for the extinguishers. The only known use of the building extinguishers was vandalism with the extinguishers to personal and association property.

Every unit owner should have a fire extinguisher in their kitchen and in their garage. Even without a fire extinguisher, a kitchen grease fire that was enlarged when a resident threw water on the grease fire, was extinguished by the building sprinkler system before the fire department arrived.

If the current extinguishers are retained, all extinguishers will require replacement and / or refurbishment at an estimated cost of more than \$60,000. Additionally, rusting fire extinguisher cabinets will have to be replaced at an additional unknown cost to the Association.



SAN LORENZO PARKING LIMITED TO GARAGES, DRIVEWAYS & MARKED SPACES

Parking in the San Lorenzo Community is limited to unit garages, unit driveways, and marked parking stall in the community. Parking on the street in front of a unit or driveway is not permitted. Parking on the sidewalk of Plan 2 units is not permitted. The Association has designated all streets as Fire Lanes unless otherwise marked. Violators are subject to immediate tow.

San Lorenzo HOA Board Meetings Monday March 13th & April 10th 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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