

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER MAY 2023

STATUS OF SAN LORENZO COMMUNITY PROJECTS UNDERWAY & PLANNED

ANNUAL TERMITE INSPECTIONS – Termite inspections have found live termites and evidence of mice in one attic. 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 – A contract has been awarded and work to replace termite or dry rotted wood elements of residential buildings found during last year's termite inspection. Building access for the contractor will be scheduled with Unit owners.

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

POOL HOURS BACK TO REGULAR SCHEDULE – Pool and spa hours and FOB access to the pool area have returned to the normal schedule for the Summer -- Sunday – Thursday: 6:00 a.m. to 10:00 p.m. and Friday – Saturday: 6:00 a.m. to 11:00 p.m.

SHEET METAL REPAIRS START IN MAY -- Repair of defective sheet metal flashing and stucco weep screed will start May 15. This is scheduled as a quick turnaround and all Units with back yards requiring access will be contacted. It is important for owners to provide timely access to work areas.

GOT HOUSEHOLD HAZARDOUS WASTE?? – GIVE IT TO ORANGE COUNTY WASTE PROGRAM

Free Household Hazardous Waste and E-waste Disposal for OC Residents

Leftover household products that contain corrosive, toxic, ignitable or reactive ingredients are considered Household Hazardous Waste (HHW). Products such as paints, cleaners, oils, batteries, and pesticides containing potentially hazardous ingredients require special handling when you dispose of them.



Compact Fluorescent Tubes and Fluorescent light bulbs should be taken to the HHW Center for proper disposal as well because of the mercury that they contain.

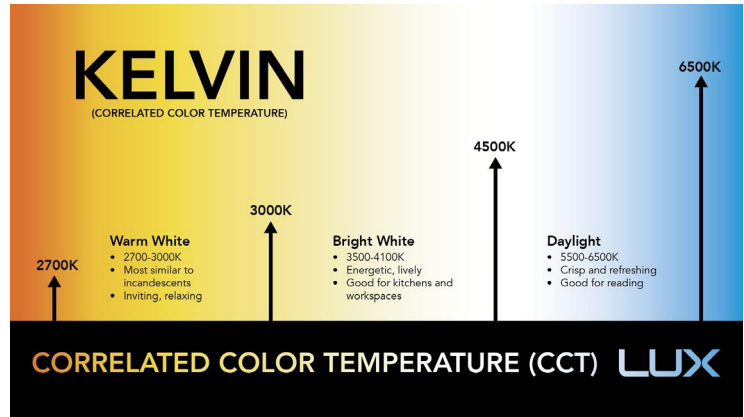
Automotive products including Antifreeze, Automotive batteries, Carburetor and fuel injection cleaners, Fuel additives, Motor oil, and Transmission and brake fluid are accepted at the HHW center.

Electronic-waste such as televisions, tablets, cell phones and computers can also be taken to the Anaheim Collection Center -- 1071 N. Blue Gum Street, 92806. But smoke detectors are not accepted because they contain radioactive isotopes. It is an easy drive through with staff taking the HHW out of the trunk of your car or the back of your SUV. All HHW should be immobilized to prevent a hazardous waste spill in the back of an owner's vehicle. For more information, see the fact sheet at:

https://oclandfills.com/sites/ocwr/files/2020-12/HouseholdHazardousWasteFactSheet_OCRecycleGuide.pdf

STILL USING FLUORESCENT LIGHTS?? THEY WILL SOON BE UNAVAILABLE IN CALIFORNIA

Starting January 1st, most CFLs and eventually all fluorescent lights shorter than 8 feet in length will be unavailable in California because of the passage of AB 2208. The bill prohibits a screw or bayonet base type compact fluorescent lamp on and after Jan. 1, 2024, and a pin-base type CFL or linear fluorescent lamp after Jan. 1, 2025. Home improvement stores have begun to no longer carry the soon to be phased out lights and are featuring LEDs in several color ranges. The Association has shifted from 13-watt 4100 Kelvin CFLs in the building sconces to 5.5-watt 4100 Kelvin LEDs which will last longer and use less electricity for the same luminosity.



OWNERS ASKED TO CHECK BACK YARD DRAINS FOR WORKING CONDITION

San Lorenzo Unit owners with back yards (Plan 1 & 2) are asked to check all of the builder installed yard drains for functionality. Especially important are drains close to the building and those just inside the perimeter steel fencing. Drains next to the building help reduce the possibility of water entering the home. Water is not permitted to flow from backyards and down slopes because of storm water pollution prevention requirements. Ensure soil has not covered the drains and water does not flow onto the slopes but into the drains that run to the streets.

UTILITY CLOSETS ARE NOT FOR STORING PERSONAL ITEMS

The building utility closets are not to be used for personal storage. The Association is having a contractor clean out old paint from the building painting program in 2017 and other debris found in the utility closets. Extra roofing tiles are sometimes stored in the utility closets to be available for urgent roof repairs in the community. Other personal materials need to be removed.



San Lorenzo HOA Board Meetings will be held Wed. May 24th & Mon. June 12 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 Owners' 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

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