

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER NOVEMBER 2023

2024 SAN LORENZO COMMUNITY ASSOCIATION BUDGET APPROVED

The Board of Directors approved a 15.3% annual assessment increase starting Jan. 1, 2024. The Board also approved a 5% special assessment to replace roof repair funds that have been severely depleted over the past rain season. The Board will revisit the budget in June to determine if an additional 4.7% assessment increase is required to fund roof repairs.

The primary annual operating budget increases came from utilities that increased more than 20% and the Association insurance that increased more than 16%. Construction costs drove the Reserve Study funding higher with the Street Asphalt overlay in 2028 and the future community building painting requirements increasing reserve allocations by more than 53% and 30%.

Approximately 7% of the annual assessment increase is to replenish funds spent on repairing roofs in the Community over the last year. The 5% special assessment will also be used to offset expenditures for roof repairs and provide forward funding for future roof repairs or replacements. The 2032 roof underlayment replacement project began to be funded in the 2023 Reserve Study.

2024 SAN LORENZO ANNUAL RESERVE STUDY RECEIVED

The 2024 annual Reserve Replacement Fund Study has been completed and received by the Association. The reserve percent funded level will drop from 61% funded in 2023 to an anticipated 36.43% in 2024. Unplanned expenditures to prevent golf course slope failures, prevent flooding from three backyards into lower elevation homes, and a major plumbing construction defect repair on a residential building sewer pipe will impact funding as well as roof repairs and building re-painting.

STATUS OF SAN LORENZO COMMUNITY PROJECTS

STUCCO CONSTRUCTION DEFECT REPAIRS – The Association has contracted with an engineering firm to review approved 2005/2006 approved building plans, survey the 87 residential unit yards and 45 residential buildings, and develop plans to mitigate the builder's deviation from approved permits. This includes waterproofing the stucco/weep screed system, changing soil levels where required, and changing irrigation and drainage to comply with the building permits. Once the plans are developed, they will be submitted to the Yorba Linda City Building Department for approval. Once approved by the City, the repair contractor team will re-sequence the Community back into their repair schedule and move forward with the stucco weatherproofing construction defect repairs. Funds for the repairs will come from the settlement with the builder and reserve replacement and repair funds.

ANNUAL TERMITE INSPECTIONS – Annual termite / dry rotting wood inspections are continuing. Owners that have not scheduled their Unit's inspection must make appointments at www.termite.work/sanlorenzo Management is calling non-compliant unit owners to hearings to get this needed annual inspection and treatment completed. Live termites and termite damaged wood has been found on prior inspections.

RESIDENTIAL BUILDING UTILITY CLOSETS BEING CLEANED OUT – The utility closets for the 45 residential buildings are being cleaned out prior to the painting project. These Association-owned utility closets are not for personal item storage.

COMMUNITY BUILDING PAINTING BEGINNING IN NOVEMBER – The scheduled painting of stucco walls, wood components, concrete board siding, garage doors, metal gutters and downspouts will begin in mid-November. This is an overdue Reserve scheduled maintenance project.



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POOL DECK REFINISHING AND RE-STAINING – The Board approved a proposal to refinish and stain the pool deck concrete and concrete in the pool, BBQ, and Clubhouse areas. Work is estimated to begin in November. This is an overdue scheduled Reserve maintenance project.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite or dry rotted wood components of residential buildings discovered in 2022 will begin soon.

BLACK GOLD 15th FAIRWAY SLOPE DAMAGE REPAIRS – Our soil engineer completed a review, assessment, and developed recommendations for fixing the four locations with high potential for slope failure along the 15th Fairway of the Black Gold Golf Course. A Request For Proposal (RFP) was developed and sent to construction companies for cost estimates. The companies are scheduling access to affected yards to build a response to the RFP. The Board will review proposals and select a contractor to make the repairs once the bid proposals are received.

NEW FIRE LANE SIGNAGE & NO TRESSPASSING SIGNAGE BEING INSTALLED – The Association is updating the faded and non-compliant fire lane signs in the community. In addition to the fire lane signs, new “Private Property – No Trespassing” signs will be installed at the entrance on Emerald Downs and the OCFA Fire Lane at the recommendation of the Orange County Sheriff’s Department.



OWNER & OWNER’S TENANT CONTACT INFORMATION STILL REQUIRED

Unit owners are required to provide contact information including telephone numbers to the StoneKastle Community Management office. If owners are not able to be contacted in an emergency, the Association has a right of entry to handle emergencies as indicated in the CC&Rs.

FAREWELL & THANK YOU TO BOARD MEMBER DEPARTING COMMUNITY

The San Lorenzo Community Association’s Board Secretary will be departing our Community soon. The Board would like to thank Jessie Jones for her service to the Association and community since joining the Board in May 2019. As a volunteer board member, she reviewed monthly financial and investment statements, contract proposals, participated in landscape walks, reviewed the annual reserve study, proposed budgets, and made recommendations to improve the Community. Her generous contribution of her time, recommendations, and thoughtful insights will be missed.

POOL HOURS AND FOB ACCESS ADJUSTED FOR WINTER SCHEDULE

The Community pool and spa hours have been adjusted for the Winter season of October 15th to April 15th. The slightly reduced hours of 8:00 am to 10:00 pm daily will help conserve electricity and gas and lower the overall utility bills for times when the unheated pool and heated spa are not in use. FOB access times have been adjusted as well.

SAN LORENZO HOA BOARD meets Monday November 13th at 7:00 PM in the Clubhouse & on ZOOM. This is the last scheduled Board meeting for the 2023 calendar year. 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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