

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER OCTOBER 2023

DOCUMENTS MAILED TO ASSOCIATION MEMBERS FOR REVIEW

The Community Management Office has mailed four documents to Association members (Unit owners) for your review. Two are handbook changes which provide an opportunity to give input on policies sent as a draft. The documents are:

- 2022 Annual Audit of Association Financials
- Draft Community Parking Policy (this is a significant revision)
- Draft Architectural application for all unit components that require approval. (This is a re-statement and page cleanup of earlier documents. There are no substantive changes).
- Stucco Construction Defect Repair information and questions and answers

SAN LORENZO COMMUNITY ASSOCIATION ASSESSMENTS FOR 2023 ARE \$428.51

The Association currently has about 10 members with delinquent assessments. All owners are encouraged to check your monthly billing assessment invoice and ensure that you are up to date on payments of \$428.51 per month. The Association will take steps permitted under law to have the debt collected if not paid in full.

The Association Board of Directors will hold a special general session meeting later in October or early November to review, discuss, and approve the 2024 Annual Operating and Reserve Replacement Fund budget and associated assessment. It is anticipated that the 2024 assessment will increase because of higher costs of utilities, construction, insurance, and services.

SHEET METAL FLASHING / STUCCO SCREED CONSTRUCTION DEFECT REPAIR UPDATE

Construction crews were working in the community the last week of September and first week of October to temporarily close and weatherproof areas where stucco and sheet metal had been removed for the stucco construction defect repair. If work crews have not been able to get into your back yard to do this work, please contact the StoneKastle Community manager or assistant to coordinate with the contractor.

The Board of Directors met during the first week of October in emergency executive session to approve the contract with an engineering firm. The engineers will research, draft, and submit formal building plans to the City of Yorba Linda Building Department to repair the stucco on the buildings, provide methods to prevent water penetration into the wood building framing and shear walls where the builder or homeowners installed concrete or other hard surface material higher than permitted in the building permit or building code. The engineers will also develop a plan to address inadequate drainage that is inconsistent with the 2005/2006 building and grading permits and soil levels and irrigation system changes to comply with State Building Code and City requirements.

OWNER & OWNER'S TENANT CONTACT INFORMATION REQUIRED

Unit owners are required to provide contact information including telephone numbers to the StoneKastle Community Management office. If owners have tenants, contact information must be provided for the tenants as well. Please update your telephone, email, and, if applicable, off-site address to the community manager. 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.

ALL SAN LORENZO STREETS ARE DESIGNATED AS FIRE LANES

The San Lorenzo Board of Directors have designated the streets in the Community other than marked parking stalls as fire lanes. Vehicles parked on the street and not in a designated parking spot are subject to immediate tow.

CAR WASHING NOT PERMITTED IN SAN LORENZO COMMUNITY

Residents are prohibited from washing automobiles in the community, as required by the San Lorenzo Storm Water Pollution Prevention Plan.



SAN LORENZO COMMUNITY NEWSLETTER OCTOBER 2023

UTILITY CLOSETS TO BE EMPTIED & CONTENTS DISPOSED OF

The 45 residential buildings utility closets will be emptied, contents disposed of, and cleaned during October in preparation for the community-wide painting project scheduled to begin in November. Utility Closets are not permitted storage locations for personal belongings.

TRASH BINS MUST BE STORED IN GARAGES

Trash containers may be placed out for pick-up the evening prior to pick-up and must be returned to the garage by the end of the pick-up day. If the bins are not emptied, they may be left for the following day.

HVAC CONDENSATION LINE LEAKS NEED ATTENTION

The Community has had an increase in Air Conditioner condensate line leakage from upstairs units into downstairs units. Condensation water normally is deposited into the non-primary bathroom sink drain. If that sink P-Trap becomes restricted or clogged, water will back up in the condensation line drainpipe and spill into the HVAC closet. The water penetrates the drywall material leading to damage and mold growth. The damage and mold must be remediated in accordance with state law. Cleaning and painting over mold will not dry out and kill the mold growing in the walls.



STATUS OF SAN LORENZO COMMUNITY PROJECTS

ANNUAL TERMITE INSPECTIONS – Annual termite / dry rotting wood inspections still have not been completed for all units in the community. Owners that have not scheduled their Unit's inspection must make appointments ASAP at www.termite.work/sanlorenzo Management is calling non-compliant unit owners to hearings to get this needed inspection and treatment completed.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite or dry rotted wood components of residential buildings discovered in 2022 begins in September to enable replacement wood to be in place prior to each phase of the scheduled community-wide painting.

COMMUNITY BUILDING PAINTING DELAYED – scheduled painting of stucco walls, wood components, concrete board siding, garage doors, metal gutters and downspouts has been delayed until approximately November. The work scheduled to begin in August has been delayed by the stucco construction defect repair stop work order. This is an overdue Reserve maintenance project.

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 will be scheduled in the Fall. This is an overdue scheduled Reserve maintenance project.

BLACK GOLD 15th FAIRWAY SLOPE DAMAGE REPAIRS – Engineers completed 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 Board will review proposals and select a contractor to make the repairs in October or November.

SAN LORENZO HOA BOARD meets Tuesday October 10th & Monday November 13th 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

Christie Alviso, Community Manager: christie@stonekastle.com
Kassandra Marquez, Assistant: Kassandra@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