

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER SEPTEMBER 2023

SHEET METAL FLASHING / STUCCO SCREED CONSTRUCTION DEFECT REPAIR UPDATE

All demolition and repair work has been stopped by the direction of the City of Yorba Linda Building Department. The City's inspectors have made two visits to the community to review the construction defects and work underway. The City has required the Association's repair contractor to pull building permits for all 45 residential buildings. The City Building Department has reviewed numerous City approved building and grading documents from the 2005-2006 construction project and has found that the builder did not apply the stucco as approved. Additionally, the hardscape installed by the builder and landscape and hardscape installed by original owners violated the City-approved building permits. The Association's consultants and repair contractors are developing a plan to address the Building Department's concerns for the repair and hardscape/landscape next to the building, have mitigations reviewed and approved by an appropriate engineer, obtain City approval to proceed, and make the corrections. How owner-required changes to atrium and back yard areas next to the buildings will be adjusted to meet the City's requirements are still being discussed. The Building Department will not sign off on the open building permit until all work is completed by the Association and Unit owners.

THE NEW COMMUNITY CLUBHOUSE FURNITURE IS INSTALLED

The new Community Clubhouse furniture has been installed. Four new card tables will be purchased to replace the old tables. All sun facing windows have been tinted with an ultraviolet and infrared reduction film to protect the new furnishings. The Association does not permit joint pool – clubhouse use because of the potential for damage to the furniture.



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.



TRASH BINS MUST BE KEPT IN GARAGES EXCEPT FOR SCHEDULED TRASH PICK-UP DAY

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.

SAN LORENZO HOA BOARD meets Monday September 11th & Tuesday October 10th at 7:00 PM

in the Clubhouse & on ZOOM. See posted Agendas at <http://myhoa.com/sanlorenzo/agendas.htm>

STUCCO REPAIR TOWNHALL MEETING TBS after City approves repair and remediation plan

ROOF REPAIRS FROM WINTER RAINS CONTINUE

The Association’s roofing contractor continues to make repairs to roofs damaged during the rains that started last November. Additionally, three active beehives with honeycombs had to be removed from under roofs as well. Damage discovered this year includes several locations that had been leaking for many years rotting out the wood roof support material as seen in the photograph including one with severe mold growth in the unit’s garage.



NEW COMPOSITE ROOF INSTALLED FOR PRODUCT TESTING



The Association has installed composite roofing material on one roof of a residence on Emerald Downs Drive. The two areas replaced each had more than 50 golf ball impacted broken clay roof tiles and were selected as candidate areas to prototype a composite roofing material. The Association’s roofing engineer investigating the builder’s roofing construction and installation defects recommended the composite material for its durability and aesthetic appeal. The material is commonly

used in Texas and Florida adjacent to golf courses and in locations nationally where hail frequently breaks the clay tile roofing material. The Association will evaluate performance over time and consider adopting for use on the clay tile roofs in the highest golf ball impact areas predominantly along Emerald Downs and Balmoral drives.

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 October. 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 reviewed proposals 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.

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

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