

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER APRIL 2024

SAN LORENZO COMMUNITY ASSN. ANNUAL MEETING MOVED TO TUESDAY APRIL 30th

The San Lorenzo Community Association annual meeting date has been moved to Tuesday April 30th in the community room. The meeting agenda, time of the meeting, and any additional information will be provided to Association members soon. Please take time to vote when ballots are received.

SB 326 RESIDENTIAL BUILDINGS BALCONY INSPECTION WORK TO START IN MAY

Inspections of elevated structures required by State Law will begin in May. Notices to owners and residents will be posted as access to Condo Unit balcony decks will be required for the safety inspection. The Association is required by law to complete inspections, have the report certified by a licensed structural engineer or architect, and be placed on file with the City prior to December 31, 2024.

STUCCO CONSTRUCTION DEFECT REPAIRS UPDATE

The City of Yorba Linda Building Department responded to the engineering proposals submitted to repair the building, grading, and irrigation construction defects caused by the builder. The engineering team and the repair contractor are working on a response to the building department to enable the repair program to be restarted as soon as possible.

VEHICLES PARKED IN COMMUNITY FIRE LANES ARE SUBJECT TO TOWING

The Board of Directors have designated San Lorenzo Community streets as Fire Lanes compliant with Orange County Fire Authority (OCFA) regulations. Parked vehicles – other than work vehicles during daily maintenance – are subject to towing without notice.

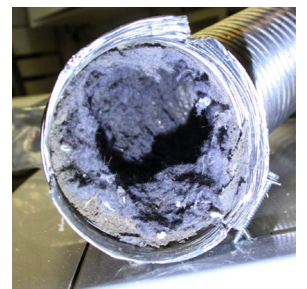


OCFA requires fire engine access to the community which becomes limited by

vehicles parked inappropriately. Residential vehicles and guest vehicles may only be parked in deeded member parking in garages and driveways or in marked parking stalls.

SPRING IS TIME FOR UNIT DRYER DUCTS TO BE CLEANED OUT

Condo unit dryer duct lint from the dryer to the connection in the wall and in the dryer duct piping in the walls is an excellent source of material for a fire in a condo unit. San Lorenzo units have a clean out below the dryer duct connection into the wall that needs periodic cleanout by residents. Lint burns easily and requires removal to reduce the fire threat to the residential buildings.



ASSOCIATION MEMBER CONTACT INFORMATION STILL NEEDED FROM OWNERS

California Civil Code §4041 requires Association Member Contact Information be provided to the management company on an annual basis. Requirements are spelled out in the notice from StoneKastle Management Company to Association members.

QUICK TIPS TO PREVENT WATER DAMAGE IN YOUR HOME

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| <ul style="list-style-type: none">• Consider installing leak detectors at water sources.• Change washing machine hoses every five years.• Listen for running water in bathrooms.• Inspect cabinets under sinks at least once a year for drips or leaks and failing water supply hoses. | <ul style="list-style-type: none">• Check hot water heater for corrosion, leaks or bulging yearly.• Check air conditioning air handlers and clear any clogged drains (to bathroom sink drain).• Check for corroded pipes and cracked or damaged water lines. |
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ASSOCIATION INSURANCE AND REPAIR RESPONSIBILITY STOPS AT BARE WALLS SURFACE

The San Lorenzo Community Association master insurance policy is designed to cover repairs, replacement, or rebuilding the common areas – including the building infrastructure under the surface of the drywall and subfloor. Homeowners must purchase a condominium HO6 Policy to cover the improvements to the unit from the surface of the drywall and subfloor as well as personal property. The information on the insurance policy is located on the Association documents web page at http://myhoa.com/sanlorenzo/documents_menu.htm



COMMUNITY STORM DRAINS CLEANED TO REDUCE DEBRIS GOING TO GROUND WATER RECHARGE BASINS

The San Lorenzo Community's street storm drains were cleaned out recently to remove landscape material, trash, and other debris to comply with the Water Quality Management Plan for the Association. Conducting the clean out process reduces contaminants going into the local ground water recharge basins that provide the bulk of the Yorba Linda Water District's supply to our homes.



2018 HANDBOOK UPDATED WITH APPROVED POLICIES & INFORMATION

The Community Handbook is being updated with newly approved board policies and rules. As rules, policies, and procedures are approved after 28-day member comment period and member inputs or recommended changes or additions reconciled, they will be added to the Handbook. Policies or Procedures with Forms will have the forms available as fillable PDFs. Both are posted on the Association documents web page at http://myhoa.com/sanlorenzo/documents_menu.htm Additionally, non-rule information is being revised and updated to correct errors and bring the Handbook up to date. A summary of changes page has been added to track updates.

BUILDING PAINTING PROJECT CONTINUES WITH RAIN AND WIND DELAYS

The Community residential building and Clubhouse repainting program continues with work schedules impacted by the rainstorms and winds. The paint colors in use for this painting cycle were color matched to the 2017 paint colors for the community. Representatives from the painting contractors recommended reducing the number of paint colors on buildings to reduce costs. Some buildings have been found to have as many as three different trim and metal paint colors on one building. Four paint palettes are in use – two each for the Mediterranean and two for the Monterrey style buildings. Contrary to some questions received by management, the board did not select the colors in use. They are effectively the same as those used in 2017. The white paint on garage doors was eliminated as it did not weather well over time.

SAN LORENZO HOA BOARD next scheduled meeting Monday, April 8th 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
Robert Powers, Secretary
Vacant, Member at Large

StoneKastle Community Management

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