

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER AUGUST 2024

STUCCO & GRADING CONSTRUCTION DEFECT REPAIR UPDATE

Repairs to the defectively constructed community association buildings and soil grading and drainage – have been approved by the City of Yorba Linda. The planning department requested changes to one of the engineering proposal sheets which was resubmitted to the Building Department for further review. The association contracted engineers and reconstruction company specialists previously negotiated modifications to the 2001 state building code to remedy Shea Homes violations of State Building Codes and City Permits. A project restart meeting will be scheduled, work restarted, and new cost estimates from City required changes and one-year work delay priced to complete all phases of the construction defect repairs.

BLACK GOLD GOLF COURSE SLOPE REPAIRS ALMOST COMPLETE

Harvest Landscape has almost completed construction of retaining walls and slope remediation and mitigations to the four most severely degraded locations along the 15th Fairway slope of the Black Gold Golf Course. Several of the locations were becoming a greater risk for collapse of Unit owners exclusive use back yards onto the golf course fairway. Additional work will eventually be required to



rebuild soil & slope areas along the fence line where rains have washed away soil over the years.

SB 326 ELEVATED DECK INSPECTIONS FIND PROBLEMS THAT MUST BE CORRECTED

The Community Association's contractor that inspected our elevated decks found multiple damaged or degraded locations on or integrated with the elevated decks. Additionally, unapproved modifications to the original permitted construction design that restrict the inspection process were discovered on multiple decks during inspections. Cost estimates to make the needed repairs for the community buildings exceed \$300,000. The Association is in the process of sending out a request for proposal to several construction companies to make the required repairs. Once sealed bids are received, the board will evaluate the offers and award a contract for repairs. These kinds of repairs were never contemplated until discovered during the state mandated inspection and will have to be included and funded through future Reserve Studies to ensure funds are available to repair damage that may be discovered when the inspection cycle repeats in nine years.

FARMERS ENDS PROPERTY & LIABILITY INSURANCE COVERAGE OF SAN LORENZO ASSN

The Farmers Insurance Company has issued an insurance notice of non-renewal to the San Lorenzo Community Association for the master association policies. Current Association property and liability insurance coverage ends October 28, 2024. Farmers lowered their maximum insured

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property value to \$50,000,000 and San Lorenzo is currently insured at \$82,690,000 for property. The Association is working with several insurance brokers to acquire primary market insurance coverage. It is not known if standard insurance carrier or excess and surplus high-risk insurance will be available to the community.

The San Lorenzo Community Association historically created multiple high-risk concerns for insurance carriers through its past practices including underfunding and borrowing from the Reserve Replacement Fund, continually deferring required maintenance, and failure to schedule or fund building roof replacements for the defectively constructed roofs. Roof replacement funding was removed by the 2010 board of directors from the Reserve Study and was not added back until 2023. Insurance companies are demanding associations replace roofs around the 20th year of a community to reduce carrier risk and provide reasonable rate insurance coverage. San Lorenzo's earliest constructed roofs are estimated to be about 18 to 19 years old – the normal lifespan for a properly built roof is 24 to 25. These factors along with the risk of wildfire from the Chino Hills State Park elevate primary and reinsurance carrier risk that has the potential to push San Lorenzo into the high risk, high-cost surplus and excess insurance markets.

POOL PUMP MOTOR FAILED & IS REPLACED

The Community Pool pump motor failed Friday August 2nd and was replaced Monday the 5th with a new motor. Replacement parts were not readily available to repair the more than 8-year-old pool pump motor that failed. The pool is not permitted to be reopened until water filtering / circulation and water chemistry meet State Health and Safety Code Standards.

SAN LORENZO HOA BOARD NEXT MEETINGS: Monday August 12th & September 9th 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 DEPARTMENT AT 911

Sheriff's Non-Emergency Dispatch: 714-647-7000



SUMMER POOL HOURS AND TRESPASSING IN POOL AREA

The San Lorenzo Community Summer Pool Hours April 15 to October 15 are:

Sunday – Thursday: 6:00 a.m. to 10:00 p.m. and Friday – Saturday: 6:00 a.m. to 11:00 p.m.

No one is permitted in the pool area, pool, or spa during closed hours. Pool and Spa pumps are not running during closed hours, and no one is permitted to be in the water when the pumps are not circulating and filtering the water.

The Association has been experiencing a high level of trespassing in the pool area and spa after 11:00 P.M. and before 6:00 A.M. If residents see people inside the pool area from 11:00 PM to 6:00 AM, please call the Yorba Linda Police Department and report the trespassers.

San Lorenzo HOA Board of Directors:

Lillian Franklin, President
Bob Carson, Vice President
Richard Williamson, Treasurer
Taryn Martin, Secretary
Robert Powers, Member at Large

StoneKastle Community Management

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