

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER DECEMBER 2024

BUILDING REPAIRS MOVING FORWARD WITH INCREMENTAL WORK INSPECTIONS

The City required type of stainless steel sheet metal arrived and the first four prototype building repairs, the first of many phases was completed the first week of December and inspected and approved by the City of Yorba Linda. This opens the way for the initial black paper waterproof barrier, and stainless steel to be installed on the buildings that have been open to the elements for 17 months since the City issued a stop work order.

With the approval of the underlying layer, the repair crews will apply the first stucco layer – the stucco scratch coat which consists of 3 parts sand to 1 part plastic cement. This will have to be inspected and approved by the City Building Department prior to the brown stucco coat – a mix of sand and cement. The Association’s contractor is attempting to get the scratch coat layer inspected and approved before the City shuts down for two weeks over the holidays.

LIVING ON THE EDGE OF THE WILDFIRE / WILDLIFE / URBAN INTERFACE

The San Lorenzo Community Association sits next to the Chino Hills State Park which is the home to deer, coyotes and other wildlife. It is also a tremendous source of fuel for a wildfire as seen in 2008 during the freeway complex fire. Both wildfire and wildlife affect the Community, and owners should take steps to coexist with the natural surroundings to our north and northeast.



Some frequently visible visitors to the Community are coyotes in search of food. Coyotes eat large numbers of rodents and rabbits, as well as fruit, vegetation, insects and carrion. They help keep ecosystems vital, healthy and clean. Coyotes are naturally wary of people but can habituate to our presence and the reliable food sources that we provide. Don’t feed coyotes. Their life and your safety depend on coyotes remaining wild and naturally wary of people. Remove attractants; pick up trash, secure garbage, and feed pets inside. Don’t leave food or pets outside at night.

Food left outside is a great source of food for rats and mice that inhabit the area. In addition to coyotes looking for rats and mice, rattlesnakes and rat snakes are also in pursuit of rats and mice and will follow their scent trail around our homes and into our garages. Reducing food sources for wildlife also reduces wildlife needs to get close to our homes in search of food.

Unit owners should take steps to reduce the risk of fire in and around their home and harden their exclusive use areas against the threat of wildfire and house fires. Several steps residents can take include:

- Place propane and charcoal BBQ grills a safe distance from the home, deck railings, tables, and overhanging branches.
- Have appropriate fire extinguishers in the Unit’s kitchen and garage.
- Remove all dead and dying plants, plant leaves, and branches within 100 feet of your home or from your neighbors’ homes, including dead leaves and branches within vines.
- No woody vegetation located within 5 feet of the home.



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- Limit plants in the area near the home to low growing (below 2 feet)
- Use hardscapes like gravel, pavers, concrete and other noncombustible material. No combustible bark or mulch next to the home
- Choose furniture that is a fire resistant or non-combustible for under or on decks
- Remove Palms, Pampas Grass, Cypress, Eucalyptus, Juniper, and Pines from owner-maintained yards.

LANDSCAPE MATERIAL IN EXCLUSIVE USE AREAS MUST BE MAINTAINED BY OWNERS



Unit owners are required to maintain the landscape material in their exclusive use areas. *“Any Owner with a fuel modification zone within such Owner’s Exclusive Use Area shall be maintained in accordance the fuel modification plan approved by the Orange County Fire Authority.”* All residential buildings on Northern Dancer Lane are included in revised fuel modification zones. However, the north, northeast, and east facing areas of the community are also at a higher risk for wind driven embers blowing into the

community and starting fires on and around buildings. The recent fires in Camarillo and Malibu as shown in this *LA Times* news photograph are current reminders of the higher risk the Community and the residential buildings face in a high wind speed Santa Ana Wind event from the Chino Hills.

2025 SAN LORENZO ANNUAL BUDGET, RESERVE STUDY, & DISCLOSURES IN OWNER’S MAIL

StoneKastle Management Company mailed out the annual disclosure package to Unit owner/members of the Association. They began arriving in postal service mail at the end of the first week in December. Important information about annual monthly assessments, monthly Special assessment, and the Emergency Special Assessment to pay the Reserve Fund loan that was required to pay the increased insurance cost are detailed in the package. Members who write a check or use bill pay through their banking institution will need to update the monthly assessment payment. Members on the ACH withdrawal will see their banking account payments automatically increase in 2025.

SAN LORENZO HOA BOARD NEXT MEETING: Monday January 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 DEPARTMENT AT 911
Sheriff’s Non-Emergency Dispatch: 714-647-7000

San Lorenzo HOA Board of Directors:

Lillian Franklin, President
Bob Carson, Vice President
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