

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER FEBRUARY 2024

SAN LORENZO COMMUNITY ASSOCIATION ANNUAL MEETING WEDNESDAY APRIL 24TH

The San Lorenzo Community Association will hold its annual meeting Wednesday April 24th in the Association 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.

MULTIPLE ROOF LEAKS FOUND & TARPED DURING RECENT WEEKS OF RAIN

Several of the Community's residential buildings have had roofs leak during the approximately 8 inches of rain received in early February. Owners are asked to report discovery of water intrusion into units to StoneKastle Community Management to enable tarping of the roof to reduce potential additional damage. Roof repairs are currently taking four to six weeks to be accomplished.

COMMUNITY CLUBHOUSE AVAILABLE FOR USE WITH RESERVATION

The San Lorenzo Community Clubhouse is available for use by Community residents with a reservation made through StoneKastle Community Management.

STUCCO CONSTRUCTION DEFECT REPAIRS UPDATE – The engineering contractor will be scheduling with remaining uninspected backyard owners for access to assess the unique issues in each Plan 1 and Plan 2 backyard and atriums on Plan 1 units. After that review, they will complete development of plans for submission to the City of Yorba Linda building department to review and approve or require plan modifications. Repair work will restart once the plans are approved by the City. The City is anticipated to require the Association to fix or mitigate all of the builder violations of the state building code or the 2005-2006 building and grading plans. The work is being funded out of the settlement funds from the builder and Association Reserve Replacement Funding.

POOL DECK REFINISHED & REPAIRS COMPLETED

Work to refinish concrete and repair cracks and missing mastic around the pool deck, BBQ area, and Clubhouse sidewalks has been completed. A sealant has been applied to the concrete and new grout and mastic have been applied where required.



TERMITE & DRY ROT WOOD DAMAGE

REPAIRS COMPLETED – Contract work to replace termite damaged or dry rotted wood components of residential buildings discovered in the 2023 termite inspections have been completed. The painting contractor has found backyard entry gates with poor quality wood and those are being scheduled for repair by the community management company.

COMMUNITY BUILDING PAINTING CONTINUES – Painting San Lorenzo Community buildings started again after the holidays and will take several months to complete depending on weather conditions such as rain, wind, and temperature. Unit front entry doors will be scheduled in batches with residents. The painting is an overdue reserve maintenance project to seal wood from dry rot, ensure the water resistance of the stucco and to refresh faded and bleached metal components paint.

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FIRE SPRINKLER RISER & ALARM SENSOR REPLACED IN CLUBHOUSE

The Community center fire suppression sprinkler system began sending false alarms to the fire monitoring station in mid-January. The system maintenance contractor found that the sensor for water flow through the firefighting system had failed after 18 years of service, that the riser stack was obsolete, and the stack and associated hardware had to be replaced with a modern fire code compliant system.



BLACK GOLD 15th FAIRWAY SLOPE DAMAGE REPAIRS UPDATE –The board and management team are still waiting on final proposals from companies to conduct this work to shore up the degrading slope locations.

SB 326 BALCONY INSPECTION CONTRACTOR SELECTED

The Board reviewed proposals and selected a contractor to conduct balcony or raised deck inspections as required by law. Work by the contractor is expected to begin soon. Notices will be posted on units requiring inspection.

CLUBHOUSE MICROWAVE REPLACED – The original clubhouse kitchen microwave oven has been replaced. The shipment of the replacement microwave oven was delayed during the holidays.

PLEASE REPORT LOOSE OR DAMAGED UTILITY DOORS TO MANAGEMENT

Please report any community building utility doors that do not close properly or are damaged in the storm winds to StoneKastle Community Management for repairs.

CONTACT INFORMATION FOR OWNERS AND TENANTS REQUIRED

Unit owners are required to provide contact information including telephone numbers to the StoneKastle Community Management office. 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.

Community CC&Rs and Rules must be provided by Unit owners to tenants. Owners and tenants can review community rules at: http://myhoa.com/sanlorenzo/documents_menu.htm

POOL HOURS AND FOB ACCESS ADJUSTED FOR WINTER SCHEDULE

The Community pool and spa hours have been adjusted for the Winter season of October 15th to April 15th. The hours are 8:00 am to 10:00 pm daily. FOB access times have been adjusted as well.

SAN LORENZO LANDSCAPE WALKS SCHEDULED –

First Tuesday each month from 10:00 am until 12:00 noon. Upcoming walks are Jan. 9th (second Tuesday), and Feb. 6th. Landscape walks may be rescheduled if the community manager or landscape company representatives are unavailable.

SAN LORENZO HOA BOARD next scheduled meeting **Monday, February 12th 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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Kasandra Marquez, Assistant: Kasandra@stonekastle.com
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