

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER JANUARY 2024

2024 SAN LORENZO COMMUNITY ASSOCIATION ASSESSMENTS SENT TO MEMBERS

StoneKastle Community Management sent the January 2024 Community Association assessment invoices to members. The 2024 assessments include the annual assessment increase to \$494.06 per month and the 5% Special Assessment of \$21.43 (per month). Because of a billing error by the external assessment invoicing service, some members were not correctly assessed the 5% Special Assessment and a supplemental invoice will be sent to affected members.

HOW OLD IS YOUR SMOKE DETECTOR? -- IF OLDER THAN JAN 1, 2014, IT MAY NOT WORK

If your smoke detector is an original 2004-2008 model, it is well beyond the end of its 10-year anticipated life span. If it is older than 2014 dates, it should be replaced with an updated wired model. The US National Fire Protection Association issued NFPA Standard 72, National Fire Alarm and Signaling Code which recommends replacement of smoke detectors every 10 years and combination smoke/carbon monoxide detectors every 7-10 years. The Unit smoke detectors are connected to the building fire alarm system and are an important component in the fire warning and alerting system. The smoke detector and the required carbon monoxide detector are unit owner responsibility for maintenance. This includes replacement of the backup battery if equipped with one.



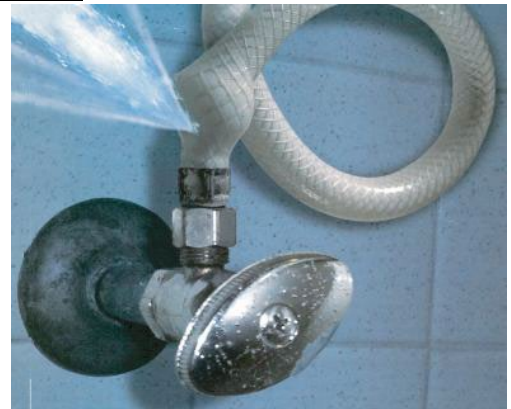
UNIT GARAGE DOORS REQUIRE PERIODIC MAINTENANCE TO OPERATE EFFECTIVELY

Several Unit owners have experienced garage door system failures in recent months. The internal workings of the system, the opener, the opener belt, the rollers, lubrication of rollers, and the spring balancing are all unit owner responsibility. All originally installed and any newly installed garage door opener systems are equipped with a battery backup system to open the door in a power failure. Owners should periodically unplug the garage door and test the battery backup to ensure it still works or must be replaced.



HOW IS YOUR HO6 INSURANCE COVERAGE FOR OTHER UNITS?

Many of the San Lorenzo condominium units are more than 16 years old. That's three times the life of the water supply lines under sinks and connecting toilets to the main water supply. If a supply line ruptures, the water district's supply will push water at 70 pounds per square inch into an owner's unit and into adjacent units or units below the point of the break. Under the Association CC&Rs and the Water Intrusion Policy, the responsibility to fix the issue and repair damage to adjacent units and the Association's building infrastructure rests with the Unit owner with the leak. If you have not looked at your insurance policy or the water intrusion policy, now is a good time to ensure that you are covered as repairs can cost thousands of dollars.



STATUS OF SAN LORENZO COMMUNITY PROJECTS

STUCCO CONSTRUCTION DEFECT REPAIRS – The engineering contractor will be scheduling with owners for access into the 87 backyards to assess the unique issues in each yard and into atriums on

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Plan 1 units. Subsequent to that review, they will develop plans for submission to the City of Yorba Linda building department to review and approve or require plan modifications.

POOL DECK REFINISHING AND RE-STAINING – The work to refinish and stain the pool deck concrete and concrete in the pool, BBQ, and Clubhouse areas has been delayed by the intermittent rain. The contractor will schedule soon. This is an overdue scheduled Reserve maintenance project.

TERMITE & DRY ROT WOOD DAMAGE REPAIRS – Contract work to replace termite damaged or dry rotted wood components of residential buildings discovered in the 2023 termite inspections will be scheduled for early January to keep ahead of the painting project.

COMMUNITY BUILDING PAINTING CONTINUES – Painting Community buildings started again after the holidays and will take several months to complete depending on weather 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 remains in place and to refresh faded and bleached metal components paint.

BLACK GOLD 15th FAIRWAY SLOPE DAMAGE REPAIRS –The Board will review proposals and select a contractor to make the repairs at an Executive Session Board meeting in January.

SB 326 BALCONY INSPECTION CONTRACTOR TO BE SELECTED

The Board will review proposals and select a contractor to make the repairs at an Executive Session Board meeting in January.

TRASH CANS NEED TO BE IN GARAGES EXCEPT FOR TRASH COLLECTION PERIODS

The San Lorenzo Community requires residents to keep trash bins in their garages until the evening prior to Republic Services trash collection day and bins must be returned to garages after the trash, recycling, and compostable bins are emptied by the service provider.

CONTACT INFORMATION FOR OWNERS AND TENANTS STILL 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 Wednesday January 17th 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
Jessie Jones, Secretary
Robert Powers, Member at Large

StoneKastle Community Management

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Kasandra Marquez, Assistant: Kasandra@stonekastle.com
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