

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER JULY 2024

STUCCO & GRADING CONSTRUCTION DEFECT REPAIR UPDATE

At the time of publication, the revised engineering plans and CASp report have made their way through the engineering company's production, review, version release, and structural engineer's formal approval process and submitted to the City of Yorba Linda Building Department for engineering services review. If the revised plans are approved by the City, Reconstruction Experts (RE) will re-sequence the San Lorenzo Community work back into their workflow and notify the community of the scheduled project restart. To clear the outstanding 45 residential building permits, RE will also be required to provide an estimate to the Association for the City required change order for soil, drainage, and hardscape fixes to comply with the 2001 State Building Code and the 2005-2006 City approved building and grading plans.

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.

BLACK GOLD GOLF COURSE SLOPE REPAIRS UNDERWAY

Harvest Landscape crews are working to shore up 15th Fairway slope locations identified by the geotechnical engineer with the greatest potential for failure. Unlike the 14th Black Gold Golf Course fairway slopes, the community builder did not construct retaining walls to mitigate soil erosion and reduce the potential for slope failure. The 15th fairway problems are a result of the height differences in the graded building pads along the uppermost portion of Balmoral Drive and the lack of retaining walls between the units' perimeter fence line and the golf cart path.

The landscape crews will reinforce the soil to reduce the potential for collapse using techniques similar to those implemented on the slopes above Spectacular Bid Lane and Bold Ruler Way. Additional work may be required in the future to repair soil movement or erosion from the past three years of wet winter rains.

ADDITIONAL CLUBHOUSE OUTDOOR TILE CLEANED UP AND SEALED

The concrete tiles at the entrance to the clubhouse, pool & BBQ area, as well as the bench seating behind the spa have now had periodic maintenance, cleanup, and sealing work completed. This work was needed to remove the blistering treatment material used in a previous application of a stain or other material that was degrading with time.



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COMMUNITY BUILDING ROOFS REPLACEMENT ALTERNATIVES UNDER BOARD REVIEW

The San Lorenzo Community Association Board of Directors is reviewing funding options and replacement alternatives to address the building roofs that were defectively constructed during the 2005 to 2008 condominium construction phases. Funding for the required 2032 roof underlayment replacement was removed from the Reserve Study in 2010 despite leaking roofs. The Association has spent more than \$630,000 repairing leaking roofs and damage to units since homeowners took control of the Board from the developer. Exact expenditures are not available because all of the Association's historical financial documents are not readily available nor was the manner in which roof leak costs to the Association were tracked or expensed easily discerned. Funding was not added back to the Association's annual budget and Reserve Study until 2023.

When the Association's Board agreed to the pre-litigation settlement for rusting, unapproved sheet metal in 2019, the responsibility to fund and repair the leaking roofs transferred from the developer to the 174 Association members. The Board hired a roofing engineer to assess the condition of the roofs, conduct destructive testing on selected areas of the roofs, and develop recommendations for the Association to use to repair, replace, or remediate the defects and damage transferred to owner/members by the builder. The Board will review the engineer's recommendations and develop a funding plan and statement of work to fix the leaking roofs and replace the disintegrated or rotting underlayment materials.



Eventually, a full tile relay (shown in photo above) will be required as part of the standard maintenance cycle for the tile roofs. Several homes in the nearby Yorba Linda area are currently undergoing underlayment, flashing, and tile replacement (if needed). Funding the work is anticipated to provide the greatest challenge to the Association as Construction Cost Inflation is significantly higher than the CPI, PPI, and CPE indexes that residents may be familiar with.

SAN LORENZO HOA BOARD NEXT MEETINGS: Monday July 8th & August 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 AT 911

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
Taryn Martin, Secretary
Robert Powers, Member at Large

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