

# SAN LORENZO HOMEOWNERS ASSOCIATION

## COMMUNITY NEWSLETTER JUNE 2024

### **FIRE SUPPRESSION SPRINKLER & DETECTORS DUE FIVE-YEAR MANDATORY INSPECTION**

This five-year inspection and testing of the condo buildings fire alarm, alerting, and suppression systems is required by the California fire and health & safety codes. The inspection and testing teams must have access to the ***inside rooms of every condominium unit*** to verify the condition of each sprinkler head, smoke detector, and fire warning horns. Inspectors look for obstructions, painted sprinkler heads, blocked fire horns, leaks, corrosion, damage, etc. This inspection is required to be compliant with both State Fire Marshall and state-mandated community association insurance requirements.

This inspection inside your unit should only take 10-15 minutes. This is just a verification inspection unless deficiencies are found. If you cannot be available for your scheduled day as outlined below, please consider asking a neighbor, friend or relative to be available. Owners who fail to allow access for your unit's scheduled appointment or fail to contact StoneKastle to reschedule your appointment on the make-up day, will be assessed a \$150.00 return inspection charge.



### **TIME TO CHECK YOUR HOME KITCHEN & GARAGE FIRE EXTINGUISHERS**

Does your condo unit have a fire extinguisher in the kitchen and another in the garage? With the upcoming state-mandated inspection of fire warning, alerting, and suppression systems, this would be a good time to check the gauge on your kitchen and garage fire extinguishers if you have them. If you have not purchased fire extinguishers for these two locations, this would be an excellent time to add this important safety device in your home. Fire extinguishers are available in local hardware stores.



### **STUCCO & GRADING CONSTRUCTION DEFECT REPAIR UPDATE**

The engineering firm is completing the licensed professional certified access accessibility standards inspection report for the City Building Department. The professionals inspected the buildings and evaluated their level of compliance or non-compliance with specific building codes. The team anticipated submitting the new reports and engineering plans the first week of June.

### **CITY OF YORBA LINDA HOUSING ELEMENT MEETINGS, REVIEWS, & PLAN TIMELINES**

The City of Yorba Linda Planning Commission recommended that the City Council adopt the proposed General Plan Amendments and Zoning Code Amendments outlined in the revised 2021-2029 Housing Element of the General Plan Amendments and Zoning Code Amendments. The City Council will hold a public hearing Tuesday, June 18, at 6:30 p.m. in the City Council Chambers to consider the proposed zoning amendments. The city has asked local organizations to publicize the meeting. More information on the Housing Element is available on the city website at: <https://www.yorbalindaca.gov/CivicAlerts.aspx?AID=1039>

### **WATCH FOR NOTICES FOR RESIDENTIAL BUILDINGS DECK INSPECTION WORK NOTICES**

Empire Works has posted notices for the state mandated deck inspections currently underway. This safety inspection is being conducted to ensure that all residential decks are free of rot and

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have maintained structural integrity over the last 18 years since being constructed. Owners with questions about the inspections should call the StoneKastle Management office or review the legislation passed in 2019 that requires these inspections every nine years at: [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201920200SB326](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200SB326)

### **ASSOCIATION STEEL FENCE CORROSION CONTROL INSPECTIONS UNDERWAY**

Crews from Empire Works will be checking the tubular steel fencing along the golf course and behind residential unit backyards for signs of corrosion, plant material, or soil impacting the fence.

### **BLACK GOLD GOLF COURSE SLOPE REPAIRS TO BEGIN IN JUNE**

The four locations along the Black Gold Golf Course with the worst soil erosion and potential slope failure will be undergoing repairs in June. Harvest Landscape crews will be working to shore up the degrading slope locations and reinforce the soil to reduce the potential for collapse.

### **ANNUAL RESERVE STUDY DEVELOPMENT UNDER WAY ACROSS ASSOCIATION COMPONENTS**

The Association's annual Reserve Study will be completed over the next couple of months and presented to the Board of Directors for approval and inclusion in the 2025 budget. Accurate, regular reserve studies are essential to well-planned management and maintenance of the association's infrastructure and components over a more than 30-year planning cycle. Here are some key points about reserve studies:

1. Reserve funding offsets ongoing deterioration and degradation. It is not a savings account "for a rainy day". Those funds are set aside for specific purposes... for a roof, paint project, asphalt resurface, etc.
2. Deterioration over time and from nature such as sun, wind, and rain is expensive, but fortunately very predictable. Reserve funding "pays the bill" of ongoing deterioration. It is as real as any other bill the association pays. If not paid, it doesn't go away, it just accumulates and creates a debt liability for each owner.
3. Reserve funding doesn't increase the cost of living at the Association. It has nothing to do with the cost of home ownership at the Association that owners will need to pay. It just trades unsavory special assessments with small monthly transfers into the Reserve Fund. With small monthly transfers, every owner pays their fair share over time, the funds exist when needed, property values are maximized, and insurance premiums are minimized.
4. Reserve Funding Obligations are requirements that pay the bill of ongoing deterioration. Reserve obligations are not optional or voluntary "contributions." Owners pay the same costs with budgeted Reserve transfers, special assessments, or in sagging property values.

### **SAN LORENZO HOA BOARD next meetings Monday June 10th & July 8th 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

#### **StoneKastle Community Management**

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