

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER MARCH 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.

ROOF LEAKS REPORTED & TARPED ON 10 ROOFS DURING FEBRUARY RAINSTORMS

Community's residential buildings suffered damage to at least 10 roofs during the rainstorms in February. The Association requests that owners report discovery of water intrusion into units to StoneKastle Community Management to enable tarping of the roof to reduce potential additional damage. Restoration companies are not called to units until the source of the water intrusion is stopped or mitigated. Currently, roof repairs are approximately 4 to 8 weeks in the future depending on additional rain.

ANY SC-AQMD REQUIRED ASBESTOS TESTING WILL DELAY UNIT REPAIRS

The South Coast Air Quality Management District's Rule 1403 requires certain areas of San Lorenzo residential buildings to be tested for asbestos prior to repair despite asbestos not being permitted in most residential use in the mid to late 1970s. The Association does not control this testing response time.

SB 326 BALCONY INSPECTION WORK TO START IN MAY

Inspections of elevated structures required by State Law will begin in May. Notices to owners and residents will be posted as access to Condo Unit balcony decks will be required for the safety inspection. The Association is required by law to complete inspections, have the report certified by a licensed structural engineer or architect, and be placed on file with the City prior to December 31, 2024.

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. The procedures to reserve the Clubhouse are:

- Residents of San Lorenzo are to email or call Management for proposed date(s) of availability. Management will forward reservation form to resident via email or residents can log into the San Lorenzo website and download the forms at <http://www.myhoa.com/sanlorenzo/>
- Reservations are on a first come, first served basis. The clubhouse committee tentatively approves reservation date(s), but until all documents and deposit check is received at the Management office the date remains open and unsaved. If another resident submits prior to your received paper, then you will be required to choose another date.
- Once the resident's paperwork and deposit are received, the clubhouse committee and the resident are notified of the upcoming reservation date, along with clubhouse details of the reservation. After use of the clubhouse, the clubhouse committee inspects returned condition of clubhouse. Residents must complete and leave a copy of the clubhouse checklist on the kitchen counter when exiting.



STUCCO CONSTRUCTION DEFECT REPAIRS UPDATE

Engineering drawings and plans to repair the builder's construction defects and variances with state building and grading codes were submitted to the City building department for plan review and approval or rework. The City will be sending back comments and changes required in early March. The

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construction defect repairs are being funded out of the settlement funds from the builder and Association Reserve Replacement Funding when the settlement funds are exhausted.

ADDITIONAL TERMITE & DRY ROT WOOD DAMAGE REPORTED AT SOME UNITS

During the February board meeting, several homeowners highlighted areas on their units with either termite or dry rot damage that have not been repaired. The Association is following up for repairs.

FLOODED BACKYARDS? LET STONEKASTLE KNOW FOR COMMON DRAIN LINE CLEANOUT

Some residents may have experienced flooding or standing water in backyards or atriums. Building roof gutters & downspouts as well as backyard and atrium builder installed drains all connect into the common area drain lines to the street or storm water drains. At peak rain periods, the size of the pipes may not be large enough to carry the water quickly to the storm drain system and ponding will occur. However, if water remains in yards or atriums after rain rates decrease, there may be root or debris in the common area lines that the Association will have to clear out. Please contact StoneKastle Community Management if water is not draining after a storm.

HOT WATER HEATERS REQUIRE PERIODIC MAINTENANCE TO EXTEND SERVICE LIFE & REDUCE DAMAGE TO HOT WATER TANKS

Some hot water heaters in condo units may be as old as the tank in the community clubhouse – 18 years. Hot water heaters require periodic maintenance approximately every 3-years to replace the anode rod and water supply connection as well as flushing out rust and sediment from inside the hot water heater. The Association Clubhouse

hot water heater from 2005 had serious corrosion issues and had to be replaced last month.



Homeowners with newer hot water heaters need to replace degrading anode rods (shown above) to reduce damage from water to the heater. Units with water softeners will experience destruction of the anode rod faster than non-softened water. Work must be completed by a licensed California Plumber.

SAN LORENZO COMMUNITY ASSOCIATION MEMBER RECOGNIZED FOR COMMUNITY SERVICE

San Lorenzo's Board of Directors Treasurer, Richard Williamson received three awards for association community service at the Community Associations Institute Orange County Chapter's annual event last month. He was named Author of the Year (OC View magazine articles), Committee Member of the Year (Education programs) and Rookie Board member of the Year for 2023 (community association boards).

SAN LORENZO HOA BOARD next scheduled meeting Monday, March 11th 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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