

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER MAY 2024

SAN LORENZO COMMUNITY ASSOCIATION ANNUAL MEETING ELECTION RESULTS

The Community Association held its annual meeting Tuesday April 30th at the Community Clubhouse. Results of the annual meeting and election will be provided to the Association by the Community's Management company.

UNIT ELECTRIC VEHICLE CHARGING REQUIRES ASSOCIATION, CITY, & STATE COMPLIANCE

Any San Lorenzo unit owner with an Electric Vehicle Charging Station (EVCS) in their unit garage is required to comply with State laws, City Ordinances for building permits, and Association architectural permits. Owners installing 220 volt charging stations must obtain Association architectural approval, obtain a city building permit, and engage a licensed electrical contractor to install the charging station (SB1016). The Association does not waive compliance with building permit requirements as such an action would open potential liability to the Association and its 174 members.

Additionally, California Senate Bill 1016 signed into law in September 2018 requires owners of electric vehicle charging stations, wherever located within the common interest development, to maintain a liability coverage policy, and provide the association with a corresponding certificate of insurance, as specified by law. State law requires all EVCS owners and each successor owner to provide the Association with the certificate of insurance annually thereafter.

Lastly, California SB 1016 requires the owner and each successive owner of the charging station to disclose to prospective buyers the existence of any charging station of the owner and the related responsibilities of the owner.



SB 326 RESIDENTIAL BUILDINGS BALCONY INSPECTION WORK TO START IN MAY

Inspections of elevated structures required by State Law (SB 326) 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.

SENATE BILL 1470 SHIFTS COST OF CONSTRUCTION DEFECT CLAIMS TO ASSOCIATIONS

In 2002, the California legislature eliminated negligence liability for construction defects in favor of the Right-to-Repair law which aimed to reduce the number of construction defect claims which has been successful. State Senators Glazer, Allen, & Cortese have introduced SB 1470 which eliminates the builder's responsibility for defective products, overturning 60 years of products liability case law.

SB 1470 will reduce an association's ability to seek relief from the builder who constructed the defect, and instead place the financial burden of the repair on the owners – the members of the association. This proposed legislation if passed, will make condominium living less affordable for Californians and is opposed by the Community Associations Institute. To read the proposed legislation, see https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB1470

SPRING BRINGS RATS, MICE, SNAKES, COYOTES, AND MOSQUITOES TO HOMES

After a very wet winter, populations of rats and mice grow larger and search for food and nesting locations. Dog and cat food in paper or plastic containers in garages are a target for rats and mice. Snakes and coyotes track the rodents for meals. The unwanted visitors from adjacent wildlands and Chino Hills can be reduced somewhat by removing all food and nesting sources in and around our garages and yard areas.



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Mosquitos will have many wet locations to breed and begin biting day and night. Residents should check yards and atriums for standing water, water in saucers under pots, and standing water in yard drains and eliminate the breeding locations. This may also reduce the number of frogs that have found a new home in community yards.

SAN LORENZO PARKING POLICY RULES & VEHICLE REGISTRATION FORM PUBLISHED

The San Lorenzo Community Association updated Parking Rules have been uploaded to the Community Association website at [parkingapplication.pdf \(myhoa.com\)](http://parkingapplication.pdf(myhoa.com)). All Community residents are required to register all of their vehicles with the Association's Management company. The PDF form is a fillable PDF document that can be saved and emailed to StoneKastle Management.

SEE BUGS IN YOUR HOUSE OR GARAGE? ACCURATE PEST CONTROL OFFERS DISCOUNT

For San Lorenzo Community Residents, the Association's pest control company Accurate Termite and Pest Control, offers a discounted rate for service on the same day as the Association's scheduled service calls. Call 949-461-3390 to schedule service. Inform the company representative that you live in the San Lorenzo Community and would like the discounted service rate.

PLAN 1 & 2 UNIT OWNERS: TIME TO CLEAN PLANT & SOIL MATERIAL OFF FENCES

Good winter rains have helped the growth of plant and landscape material and possible soil movement onto Association maintained fences in the backyards of Plan 1 & 2 units. The Association's contractor will soon begin an annual corrosion control check on the steel fences and will need vegetation cleaned off to enable the workers to check for rust, corrosion, or damage.



STUCCO CONSTRUCTION DEFECT REPAIRS UPDATE

The City of Yorba Linda building department responded to the Association's structural engineering proposal to repair the defectively constructed stucco walls, grading and drainage, and soil and hardscape state building code violations. The engineers and construction managers walked specific locations in the Community April 16th to gather specific information to enable an alternative proposal back to the City. The engineering & construction team is attempting to meet with City officials and obtain mitigation authorizations from the City as full 2001 State Building Code compliance will require extensive additional unfunded work on and around the 45 residential buildings maintained by the Association.

ASSOCIATION MEMBER CONTACT INFORMATION STILL NEEDED FROM OWNERS

California Civil Code §4041 requires Association Member Contact Information be provided to the management company on an annual basis. Requirements are spelled out in the annual notice from StoneKastle Management Company to Association members.

SAN LORENZO HOA BOARD next meetings Monday May 13th & June 10th 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 & Secretary
Taryn Martin, Member at Large
Vacant, Member at Large

StoneKastle Community Management

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