

SAN LORENZO HOMEOWNERS ASSOCIATION COMMUNITY NEWSLETTER OCTOBER 2024

BUILDING STUCCO & SOIL/HARDSCAPE CONSTRUCTION DEFECT REPAIR UPDATE

City building engineers and inspectors continue to meet with the building repair contractor and engineering firm representatives. The City's building department instituted a requirement for multiple step-by-step inspections to occur at incremental stages of the building construction defect repair process. Repairs to buildings may require cutting concrete or hardscape that is higher than the 2001 state building code allows. Soil higher than permitted will also have to be removed.

The first set of buildings to begin this slow repair process have been selected. Work is anticipated to start Monday, Oct. 14th on Pelham. Specific addresses will be provided to StoneKstle Management to provide to the community.

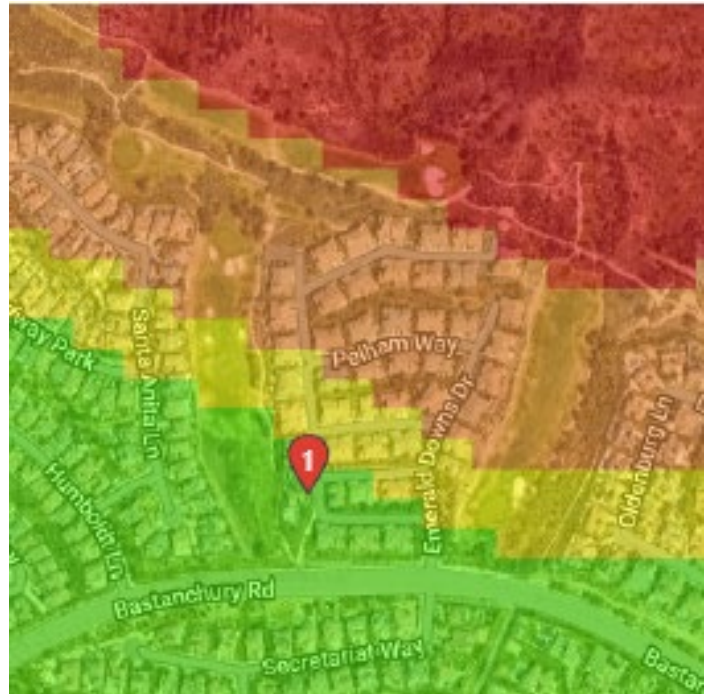
The city building inspector will review all of the completed work and either sign off on the permits that the work is satisfactory and completed or require additional work to be accomplished. That process should begin within the next two weeks depending on availability of the city building inspector. If previously completed work must be reopened and re-accomplished with incremental inspections and steps, it will be the last work scheduled. The priority is to get the opened buildings repaired followed by any buildings that still have rusting galvanized sheet metal hiding multiple building construction defects that could jeopardize the integrity of the building framing.

The preliminary engineering design to repair the Plan 1 main bedroom wall and structural shear wall system has been developed and is being submitted to the City Building Department for engineering and permitting review. The wall facing the backyard was severely damaged by long term water intrusion into the wood building frame and base plate/sill plate.

PROPERTY & LIABILITY INSURANCE COVERAGE OF SAN LORENZO ASSOCIATION UPDATE

The San Lorenzo Community Association has received a quote for property and liability coverage for the Community Association. The surplus market coverage available to the Community has limitations and exclusions and is significantly more expensive than the 2023-2024 Farmers Insurance policy which Farmers cancelled. The threat of wildfire from the Chino Hills is the major obstacle. The Association may be required to increase fire hardening measures to keep and maintain coverage.

The Board of Directors anticipates passing an Emergency Special Assessment of the 174 Association members at the October board meeting scheduled for Wednesday October 16th. The emergency special assessment is required to pay the surplus insurance



premium up front as required and is permitted under state law as the Association could not anticipate this dramatic level of increase when the 2024 budget was prepared in October 2023.

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BUDGET TO BE PRESENTED AT A TOWN HALL MEETING IN LATE OCTOBER

With annual insurance, reserve study component funding costs, and annual contracts received, the Board will hold a Town Hall Meeting to review, discuss, and approve a 2025 annual budget. The meeting is anticipated to be held the week of Oct. 21st. Topics will include a board resolution and approval of a loan from the Reserve Replacement Fund to pay up front annual insurance costs, discussion of two budget proposals, and a membership vote on a special assessment to cover the difference between the statutory 20% budget and the required assessments to pay all due bills. The loan from the Reserve to pay the insurance premiums must be paid back to the Reserve Fund within 12 months. Failure to approve assessment increases commensurate with all required budget items will result in significant funding cuts to the Reserve and deferral of maintenance, repair, and replacement of common area components.

POOL HOURS CHANGING FOR WINTER USE

The San Lorenzo Community Association pool hours are changing for winter effective Oct. 15th. The pool will be open from 8:00 AM to 10:00 PM seven days a week. The pool will not be heated from Oct. 15th to April 15th to reduce natural gas consumption and increased costs to the Association during the Fall and Winter months when the energy costs increase significantly. Additionally, the pool and spa pump motors will be off during non-operating hours to cut the electrical consumption costs and state law prohibits swimming in community pools and spas when the water filtration, chlorination, and circulation system is shut down.



Motion Sensor lighting has been added to the pool and BBQ areas that will illuminate the pool and BBQ area if people are in those areas between 11:00 PM and 6:00 AM. Anyone in the pool area during closed hours is trespassing. Including residents.

LANDSCAPE MATERIAL IN EXCLUSIVE USE AREAS MUST BE MAINTAINED BY OWNERS

Unit owners are required to maintain the landscape material in their exclusive use areas. *“Any Owner with a fuel modification zone within such Owner's Exclusive Use Area shall be maintained in accordance the fuel modification plan approved by the Orange County Fire Authority.”* All of Northern Dancer Lane are included in revised fuel modification zones.

SAN LORENZO HOA BOARD NEXT MEETING: Wednesday October 16th 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 DEPARTMENT AT 911

Sheriff's Non-Emergency Dispatch: 714-647-7000

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

Christie Alviso, Community Manager: christie@stonekastle.com
Kasandra Marquez, Assistant: Kasandra@stonekastle.com
Darien Reyes, Accounts Receivable: Darien@Stonekastle.com
StoneKastle Management Office:
22722 Old Canal Rd., Unit B, Yorba Linda, CA 92887 714.395.5245