

# SAN LORENZO HOMEOWNERS ASSOCIATION

## COMMUNITY NEWSLETTER SEPTEMBER 2024

### **BUILDING STUCCO & SOIL/HARDSCAPE CONSTRUCTION DEFECT REPAIR UPDATE**

City engineers and inspectors conducted a site walk with San Lorenzo's repair contractor and engineering team Tuesday August 20<sup>th</sup> in the Community. The team reviewed several areas on buildings where walls had been previously opened revealing defective construction procedures and wood framing water damage. The damage to the buildings was caused by a combination of unpermitted builder's construction techniques and, in many cases, from builder approval of homeowner exclusive use area landscaping and grading violations of state building codes during initial owner occupancy.

Notifications are being sent to unit owners and posted on message boards and garages,

Reconstruction Experts will first assess each of the residential buildings with open walls in the front, sides, atriums, and backyards. Every building must be assessed to determine which of the three approved repair techniques or combination of techniques will be required to complete the repair to meet California building codes. Because of the inconsistent construction methods used by the builder, every location must be individually assessed and characterized and priced based on the specific defect. Building permits will have to be extended to cover the revised work.

Many concrete sidewalks leading to the entrance of Plan 1 units and some patios will have to be saw cut around support columns to make the repairs. This will cause permanent changes to the hardscape. Soil removal to meet building code will impact planted areas next to buildings. Following the characterization of the opened areas, the contractor will assess new requirements identified by the City for pricing and repair approaches. The highest priority is focused on closing the opened buildings and completing removal and repair of any existing galvanized sheet metal in the community.

### **PROPERTY & LIABILITY INSURANCE COVERAGE OF SAN LORENZO ASSOCIATION UPDATE**

The San Lorenzo Community Association is working with multiple insurance agencies in an effort to find and purchase property and liability coverage for the community. The high risk of wildfire from the Chino Hills State Park is complicating the effort. California admitted insurance carriers all declined to quote insurance based on brush clearance. The 2008 Freeway Complex fire burned to less than 1,000 feet from the community according to official records.

### **POOL RULES AND NORMS IN COMMUNITY HANDBOOK NEED TO BE FOLLOWED**

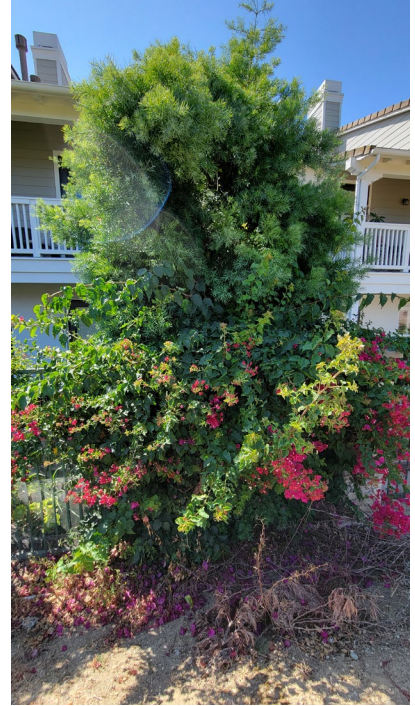
The Association is receiving complaints from unit owners that loud music is being brought into the pool area. Please see the pool rules posted in the breezeway of the pool entrance to the BBQ area from the parking lot.

Use of radios, boom boxes or other music equipment, without the use of headphones or another type of private listening device, is prohibited.

- Glass containers or glass objects are prohibited in pool areas.
- Smoking is prohibited in all areas of the pool and recreation facilities.
- Alcoholic beverages are prohibited from the pool facility at all times, unless these beverages are being served during the course of a sanctioned, Association function, where swimming will not be taking place.

**LANDSCAPE MATERIAL IN EXCLUSIVE USE AREAS MUST BE MAINTAINED BY UNIT OWNERS**

The Community is in a very high fire danger zone next to the Chino Hills. For the first time in 18 years, the Orange County Fire Agency has required the Black Gold Golf Course to cut down and remove all vegetation, shrubs, and plants for a distance of 25 feet from the Community's northern fence behind the homes on Northern Dancer. In the image to the right, landscape material from a unit owner's back yard is growing into the Fuel Modification Zone and is a fire hazard.



Unit owners – especially those on Northern Dancer must keep their trees,

shrubs, and plants trimmed to reduce the potential threat of wildfire spread to homes from wind driven embers. The San Lorenzo Community landscapers and Black Gold Golf Course maintenance staff have been asked to cut any homeowner plant material protruding through the fence line. All of Northern Dancer is encumbered by the latest Orange County Fire Authority Local Responsibility Area Very High Fire Hazard Severity Zones.

**STOP SIGNS IN COMMUNITY PACED FOR SAFETY OF ALL**



The Association is receiving increasing complaints from residents about drivers in the community running stop signs. The stop signs at various locations in the community were placed several years ago to reduce the potential for vehicle accidents involving other vehicles or residents walking in the community. Residents should come to a complete stop at the locations with stop signs and ensure they will not collide with other cars or people on our residential streets.

**SAN LORENZO HOA BOARD NEXT MEETING: Monday September 9th 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

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