

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER FEBRUARY 2025

RESIDENTIAL ELEVATED DECK REPAIRS & MAINTENANCE CONTRACT AWARDED

The Board of Directors completed the award of the elevated deck repairs and scheduled maintenance to include deck sealing during the February meeting. As discussed during the January meeting, the board met with the contractor during the executive session to discuss the elements of the contract, timing of the work, and notification of homeowners, etc.

PrimeCo will begin work in approximately five to 8 weeks and will require approximately six to seven weeks to complete the work. PrimeCo **will require access** to unit owners exclusive use Association-owned decks to maintain the building components.

A series of notifications will be sent from StoneKastle Community Management to unit owners and PrimeCo will post notices on doors as the work schedule prepares to start. Owners with elevated decks must remove all personal materials from their balcony / deck areas to enable the repairs where needed and the resurfacing and weatherproofing of the deck surface. Decks with pet urine damage or other damage will require more extensive and detailed work to bring back to the “as designed and as built” condition.

While the repairs to decks were identified by the structural engineer completing the state-mandated elevated deck inspection, the maintenance of the deck surfaces is a regularly scheduled Reserve maintenance requirement every five years. The next scheduled SB 326 elevated deck structural inspection will occur in 2033.

STEEL FENCE REPAIRS CONTRACT AWARDED

The Board of Directors completed the award of the tubular steel fencing repairs from corrosion caused by rust during the February meeting. EmpireWorks will repair, replace, and repaint damaged sections of the Association-owned fences in the community common areas and along the back yards of the Plan 1 and Plan 2 residences.

Unit owners must remove any plant or landscape material on the fences as vegetation contributes to the corrosion of the steel. Additionally, the fence bottom rail must not be covered in dirt or submerged in water as this also leads to rapid damage of the fence line. If EmpireWorks requires access to back yard to reach the fences, notices will be posted.

The tubular steel fencing and colors were established in the City of Yorba Linda 1999 Vista del Verde master plan. The Association initiated a corrosion control program to catch damage early and keep up with the preventive maintenance and repairs that are required.

BUILDING REPAIRS CONTINUING WITH CITY INCREMENTAL INSPECTIONS

Work is continuing on the Pelham Way and Emerald Downs Drive units in step-by-step phases with city building inspector assessment and approval before the next incremental phase is permitted to start. The York 316 SA stainless steel flashing required by the City Building Department for repairs at San Lorenzo had not arrived in adequate quantity required to mobilize larger numbers of repair crews. It has now been received and the repair work is increasing the pace of repairs.

The Board of Directors approved a \$285,080 Emergency Special Assessment of Association members to pay for unfunded construction defect repair costs associated with closing up the 54 open locations in the Community. The per unit cost of the assessment is \$1,638.39 or \$136.53 per month for up to 12 months. The Board will discuss and vote on a Reserve Replacement Fund loan

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the Construction Defect Fund up to the full amount of the projected repair costs. Unit owners will be required to repay the Reserve Fund loan within 12 months as required by State Law.

CAL FIRE UPDATED HAZARD MAPS DUE IN MARCH, DEFENSIBLE SPACE REGS BY DECEMBER

Cal Fire is releasing updated Fire Hazard Severity Zone maps in March that may incorporate Local Responsibility Areas (LRAs) inside the City of Yorba Linda and Orange County Fire Authority's (OCFA's) responsibility areas into extended Very High Fire Hazard Severity Zones (VHFSZ). The Chino Hills State Park on the other side of the Black Gold Golf Course northern fairway is currently inside a VHFSZ.

Additionally, new rules on defensible space will be developed and published by the end of 2025. These new regulations were required by legislation passed and signed into law in 2019.

There are steps all association members in Plan 1 and Plan 2 units can do to increase the community's resilience to wildfire.

- Remove dead and dying landscape materials.
- Prune groundcover to maintain below 2 feet in height
- Remove ornamental grasses not OCFA approved
- Remove any plant on the California Invasive Plant List <https://www.cal-ipc.org/plants/inventory/>
- Review Vegetation Management Maintenance Guidelines for Property Owners at <https://ocfa.org/Uploads/SafetyPrograms/OCFA%20RSG%20-%20Vegetation%20Management%20Guidelines.pdf>



SOLAR POLICY & EVCS POLICY SENT FOR 28-DAY FINAL REVIEW

The Association has received the final edits and clarifications on the outstanding solar power installation policy and the electric vehicle charging station policy for member review. Both documents will be sent to Association members for review and comment before the Board of Directors discusses adoption and approval of the policies.

ARE YOU SIGNED UP FOR THE COMMUNITY WEBSITE UPDATE NOTIFICATIONS VIA EMAIL?

If you are not receiving the newsletter, meeting agendas, and other notifications by email, sign up at: <https://form.jotform.com/232054869057058> Be sure to include your email and San Lorenzo Community HOA in the form.

SAN LORENZO HOA BOARD NEXT MEETINGS: Monday at 7:00 PM in the Clubhouse & virtually 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
Kassandra Marquez, Assistant: Kassandra@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