

SAN LORENZO HOMEOWNERS ASSOCIATION

COMMUNITY NEWSLETTER MARCH 2025

CONSTRUCTION DEFECT REPAIRS WELL UNDERWAY AND ACCELERATING

Construction defect repairs are moving forward with the contractor's multi-step phased repair and the City's incremental inspection process. More of the city required building materials arrived in early February. Construction crews are in the process of correcting the builder's construction defects according to the structural engineering plans and drawings approved by the city building department. The following highlights the work in progress and work yet to be accomplished.

First Steps in the building repair process start with "LATH"

Work crews prepare the walls by removing protective plastic that has covered the walls for approximately 16 to 17 months during the City's stop work order. Crews prepare the walls, open up any additional areas required by the building inspector, install backing and support material for the "lath" installation phase where weatherproofing, caulking,



wire mesh, stainless steel weep screed and flashing are installed and readied for inspection by the building inspector.

Atrium Sidewalks cut back to install weatherproofing system

One challenge for the construction team to provide compliance with the 2001 State Building Code is the requirement to cut away about 6 inches of concrete sidewalk on either side of the Plan 1 atrium front entry door.

The sloped sidewalks were not approved in the 2005-2006 City Building and Grading plans and installed by Shea Homes in violation of the approved permits according to the City Building Official. This method of sidewalk installation by the builder violated state building codes with the manner in which the sidewalks were installed relative to the approved building weatherproofing system.

After all phases of the wall repairs are approved and signed off by the City Building Inspector, these trenches will most likely be filled in with concrete since a weathertight bond is being creased with the adhesive backed stainless steel sheet metal.

Scratch Coat is an intermediate step required by Yorba Linda

Although the structural engineer and repair contractor proposed a one step stucco application process, the City Building Department rejected the approach used in many construction projects in southern California and required the team to do a 3-step stucco application with inspections required and inspector approval prior to moving forward to the next step. A stucco "scratch



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coat” is the second step in the three-coat stucco system, where a base coat material (cement, lime, sand and water) is applied to the wall and then scratched with horizontal lines to aid in the adhesion of the next coat.

Brown Coat prepares the Stucco wall for final Color Coat layer

Once the scratch coat is signed off by the city building inspector, the team is permitted to apply the “brown coat” which is the next to the last step in the wall repair process. At this point, the wall appears almost ready to paint.

After the brown coat is approved by the City, the final color coat is applied

and the wall is ready to be painted by the HOA painting contractor to match the paint previously applied to the building stucco and concrete board siding.



The Job is not finished until the grading, drainage, and irrigation is corrected to permit

The City Building Department currently holds 45 open building permits on the Community’s residential buildings. The City will not sign off the permits as complete and compliant with building code until the variances from the 2005-2006 approved building and grading plan are addressed by the HOA and the repair contractor.

FOR THE RECORD: WHEN DID THE BOARD START PROCESS TO REPAIR BUILDINGS?

During the special Board meeting to discuss and approve an emergency special assessment to pay the costs associated with construction defect repairs in excess of the builder’s settlement, an association member asked why it took so long to start the repair process. A review of the association board records indicates that the 2019 board initiated the process of finding qualified consultants and contractors by September 2019 – less than three months after the agreement with Shea Homes was signed. The first responses to the Association’s RFP were received for review in January 2020. The successive Boards continually worked through the process of finding and hiring consultants, conducting destructive testing, developing contractor request for proposal, and awarding a contract.

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 March 10th and Monday April 14th 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

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