

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association  
From: Your Board of Directors  
RE: Community Newsletter Items for April 2015

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## **GENERAL DISCUSSION ITEMS**

The Board discussed the current Construction Defect case that the association is investigating. Please be advised that if you are going to sell your unit, you need to disclose to any potential buyers that the association is currently involved in investigating if the association has a case for Construction Defect – Pre Litigation. Contact Management at (714) 395-5245 or email [Lori@stonekastle.com](mailto:Lori@stonekastle.com) to get further information to provide to a potential buyer.

## **MAINTENANCE**

The Board is currently in the process of reviewing proposals for painting the exteriors of all of the buildings as well as reviewing our current color palette with special attention to the colors that faded into different colors over the life of the buildings. There will be some tweaks to the color palette in order to help eliminate this in the future.

We are also bidding out upgrading the lighting in the center median at the entrance, up lighting the trees on each side of the entrance and the Balmoral top parking lot area.

## **WHILE VISITING THE POOL**

There has been teenagers reportedly going over the fence and using the pool and Jacuzzi. With them they have brought alcohol, cigarettes, food and proceeded to litter our pool decks including a few reported incidents of throwing up on the deck area next to the spa. While this may not be a topic we want to read about this behavior is costing the association every time we have to call the janitorial company to clean it up which is an extra charge. We ask that you make note if you see anything suspicious you can contact OC Patrol (800) 525-1626 or you can call the Orange County Sheriff at (714) 647-7000. Please report anything out of the ordinary to StoneKastle Community Management at (714) 395-5245. We have a Community Manager on call 24 hours a day 7 days a week.

## **TRASH CANS AT THE MAILBOX AREAS**

The trash can at the mailbox areas usage have been being abused by residents throwing their household trash in the cans and leaving trash next to the can, this has resulted in the association being required to add an additional pick up of trash in order to not have overflowing cans. We ask that you not use these cans for household trash, pizza boxes, fast food containers and when possible take your junk mail back to your home and recycle it. There was discussion at the Board Meeting and the majority of the owners present suggested eliminating the trash

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cans at the mail areas altogether, this is not an action the Board would like to take however being budget minded it may be a next step should the problems continue.

### **PARKING PASSES**

If you are a homeowner who currently has a parking pass that expired on March 1, 2015, you should have returned your application to management so that you can be issued a new parking pass for the coming year March 2015 – February 2016. The towing company will be issuing citations and towing should you not have a new parking pass.

### **OC PATROL CONTACT INFORMATION**

For temporary vehicle safe list requests (guests) shorter than ten (10) consecutive days please contact OC Patrol at (800) 525-1626 and provide your name, address, contact info, make, model and license plate of the vehicle being requested. Don't forget to put the confirmation code on the dashboard to prevent an accidental tow!

### **ANNUAL MEETING RESULTS**

The San Lorenzo Condominium Association, held the annual meeting of the members and election on Monday, April 13, 2015. A quorum of the members was established. The election results are as follows:

Number of Units:	174
Quorum Needed:	25% or 44 ballots
Ballots Cast:	45
Ballots Voided:	3

Robby Beskin	56	Elected
Steve Glenn	39	Elected
Pete Lanyi	39	Elected

Tax Resolution:	Passed
For	42
Against	2
Abstained	1

The organizational meeting to elect officers was held following the elections, the Board has been seated as follows:

Mike Rohfeld, President  
Robby Beskin, Vice President  
Pete Lanyi, Treasurer  
Wayne Dobberfuhl, Secretary  
Steve Glenn, Member at Large

### **OTHER GENERAL REMINDERS**

- o **Pick up after your pet:** The association provides doggy bags located at the mailbox stations. Please use them to pick up after your pet.
- o **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, May 11, 2015 at 7:00 p.m. at the association's clubhouse.