

San Lorenzo Homeowner's Association

Newsletter August 2011

Dear Neighbor,

The San Lorenzo HOA Board is honored to serve you and the families throughout our community. In July, we continued to work diligently on your behalf to address the following issues to improve our quality life.

Fiscal Accountability

- As previously highlighted, the 2010 year-end budget audit confirmed we entered 2011 with a balanced budget.
- We continue to get the most “bang for our buck” in HOA dues through our ongoing emphasis of monitoring vendor performance and costs.
- Here is a summary of the HOA dues we’ve saved by reducing vendor costs:
 - ✓ Landscape services – 2010 total \$11,220 (\$935 savings per month); at the last meeting the Board approved an additional reduction in vendor fees bringing the 2011 year to date savings to \$4,044 (\$337 savings per month).
 - ✓ Building maintenance services (handyman) – We approved a new vendor last meeting which will save the HOA approximately \$2,304 annually (\$192 savings per month).
 - ✓ Patrol Services – In 2010, the Board hired a new vendor which would save the HOA approximately \$1,980 annually. After further performance and cost assessments, we made another vendor change at the last meeting which will provide an additional savings of \$516 annually (\$43 savings per month) or an overall annual saving of approximately \$2,500 (\$200 per month) moving forward. Please note, the reduced costs will also respond to resident requests to diversify patrol times and will now feature one day patrol and two night patrols.
 - ✓ Pest Control – This year (May) the Board approved to increase services with existing vendor by adding rodent bait stations at no additional charge saving the HOA approximately \$456 per year.
 - ✓ Pool Services – At the last meeting the Board approved to keep the same vendor we’ve had since 2008. However, the vendor agreed to reduce their rates which will save the HOA approximately \$480 annually.
 - ✓ In summary, a new Board philosophy of demanding excellent vendor service while pursuing lower rates has resulted in \$11,308 annual estimated 12-month savings.
- Last month, we maintained a balanced budget with current year net income of \$1,435.
- A new collections policy continues to collect late HOA dues payments in 2011. Many of these collections go back to prior years.
- Hopefully in August we will be reimbursed from the developer (Shea) the \$11,567.47 that is due the association. This will help our cash position since we have already disbursed the funds to the vendor for the repairs.
- The board is reviewing the reserve study analysis and will present it a future HOA meeting.

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Green Team

Dear Homeowners and Renters within San Lorenzo,

My name is Mark Collins and I live on Balmoral. I'm very proud of our community and want to enhance the property value and more importantly the beauty of our community. I don't want to be on the board or any committee, I just want our place to look great, be clean and neat.

I'd like to share with you what I do and perhaps you might want to do the same, if your interested my email is markcollins1@earthlink.net :

- I walk down to the mailbox on Kentucky Downs and along the way pick up trash that's in the street and throw it in the trash can by the mailbox
- I pick up the trash on the ground by the mailbox and put it in the trash can
- If the trash can is filled to capacity I push the trash down to allow more room in the trash can
- About once a month I take my spray bottle of Roundup and spray the weeds that grow in the cracks of pavers and in between the sidewalks
- About once a month I take a garden tool with me to the mailbox and remove weeds in between driveways and in flower areas on the way and in return throwing the weeds in my home trash can
- I live closer to the top of Balmoral and usually put my outgoing mail in that mailbox. If the trash can by that mailbox is full I will empty it in my own trash can in my garage
- If I see trash in the street, I pick it up and throw it in the trash can
- If I drive out of the complete and see trash, I will stop and pick it up and throw that trash in the trash can
- If I see dog waste in one of those "cute little blue plastic bags" that's not in the trash, I pick it up plastic bag and put it in the trash can-by the way, people with dogs that us the plastic bags, please, you go through the effort to bag it, take the time to put the bag in a trash can please

These are the things I do to help the community-thanks for reading.

Fire Extinguisher Cabinet Replacement

We have recently had a couple of incidents of vandalism to residents' cars by fire extinguishers. We are interested in starting a neighborhood watch committee. Please contact Management if you are interested.

Clubhouse Interior Painting

Our Clubhouse interior was recently painted and new chairs have been purchased as well as a card table. If you are interested in renting the Clubhouse, please be sure to contact Management at least one week before.

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Security Company

The new security company is Provision Patrol Services. To safe list a vehicle, please visit their website at www.provisionps.com. Provision Protective Services is our new security company. The service to our community has been impeccable. Their presence with their 'police like' vehicles and thoroughness of monitoring our community has caught people trespassing and lewd criminal acts in the pool area. San Lorenzo has had multiple security companies and within the first 10 days of service, Provision Protective Services has stopped issues that other companies have not been successful doing. Their number is 1-866-584-3642 and remember you can always call 911 for a police response.

Social Committee

The Social Committee will be meeting on August 24th at 7:00 PM for the planning meeting for the upcoming Block Party!

Patriotism & Invocation at Board Meetings

Your San Lorenzo Homeowners Association Board voted in 2010 (Unanimously) to add an American flag, a California state flag and invocation prior to the commencement of each public meeting. The Board chose to follow Congress, the state legislature, the county and the city of Yorba Linda to begin each meeting with an invocation and pledge of allegiance to the American flag. Multiple homeowners have led the invocation and the invocation is open to any homeowner. If you would like to give the invocation at a Board meeting please contact our property manager Jeanean (jeanean@stonekastlemgmt.com) to be placed on the schedule.

Community Circular

It has come to our attention that a circular is being mailed to residents within our community, representing itself as the "Voice of San Lorenzo." When reading this circular, please be aware of certain facts:

- The content of these circulars represents only the view and opinion of the person(s) sending them out, and does not in any way reflect the position of the Homeowners Association, the Board of Directors, or the Management company of San Lorenzo.
- The figures referred to in these circulars, when addressing financial matters within our community, have not been audited nor validated by any outside agency or governing body within our Association, and as such should be considered less than factual.
- The opinions and/or reports contained in these circulars are those of the author him/herself and have not been verified, validated for accuracy, endorsed, nor underwritten by the Management company or the Board of Directors of San Lorenzo.

It continues to be a pleasure to volunteer to serve you and our community - Your San Lorenzo Board.

Jim Domen
President

Carlos Rodriquez
Vice President

Fred Schultz, CPA
Treasure

Jessie Ortiz
Secretary

Joe Capotrio
Member at Large