

SAN LORENZO HOMEOWNERS ASSOCIATION

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

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 or csteward@stonekastle.com to get further information to provide to a potential buyer.

MAINTENANCE

The painting of the exteriors of all of the buildings is on hold for now until further information is provided from the construction defect attorney regarding our handling of the sheet metal issue at the bottoms of the buildings.

LANDSCAPING and WATER RELATED ISSUES

Our new landscape company, CCB, started on June 15, 2015. They have already started to make some changes here in the community landscaping which have already begun to improve the appearance of our community even more!

As you may know the community is under a mandatory reduction in water usage, limiting both the amount of water we may use and further restricting the number of days we are allowed to water our landscaping here in the community.

Many homes, city areas and businesses are transitioning over to a drought tolerant landscaping in order to help conserve one of our most valuable resources, water. Here in San Lorenzo, we too will be transitioning some areas to a more drought tolerant landscaping which we believe will still look attractive and help meet the needs of our community in reducing our water usage.

Currently, there are certain rebates available for transitioning grass areas to drought tolerant landscaping as well as additional rebate monies for certain irrigation related uses. We are investigating and in order to preserve some potential rebate money available to the community, we have prepared and submitted an application for certain available rebate funds toward that end.

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TRASH AT THE MAILBOX AREAS

Our trash cans have been removed at both mailbox areas. They were being overstuffed with personal trash and mail by members here in the community and became an unnecessary burden and expense to the community by having to increase the number of days we were paying to have the trash picked up. We are still finding individuals leaving unwanted mail on the top of the mailboxes. Please be courteous to your neighbors and dispose of your unwanted mail in your own personal trash bin.

DOGGY LITTER BAGS

We are also seeing quite a few of our distinctive blue colored doggie litter bags being left on the ground between the entrance to our community and Lakeview Avenue, along Bastanchury. Please be responsible and clean up after your pets and please don't dispose or leave your litter bags on the ground but rather take them home and dispose of them responsibly.

HOMEOWNER TRASH CAN COURTESY

We have a very attractive community and would like to keep it that way. Trash containers must be kept in the garage, except on the scheduled trash pick-up day. Trash containers may be placed out for pick-up the evening prior to pick-up and must be returned to the garage by the end of the pick-up day. Also, please remember to pick up any debris that may drop out of the containers during pick-up.

OC PATROL CONTACT INFORMATION

If you see or suspect anything out of the ordinary here in the community, please contact the Orange County Sheriff's department. Also, you can contact OC Patrol at (800) 525-1626.

REMINDERS - Parking/Safelist: The parking safelist is to be used for temporary purposes, i.e. guests and is never meant to be used for a resident's regular parking. It can also be used for the temporary addition of an extra vehicle to your household, but only after all available parking spaces in your home have been used. That means your garage must be maintained to accommodate two vehicles and if you have a driveway, it must be used to accommodate not less than two more vehicles. Rotating and safelisting multiple household vehicles is not allowed and will no longer be permitted.

Some residents here in the community have been using their garages for purposes other than storing their cars which is a violation of our community rules. Management will begin asking all residents here in the community to make sure their garages can accommodate two cars as required. If you have more vehicles than your available parking allows (either garage space or your driveway) you will be required to request an annual parking permit. Please refer to our Community Handbook for information about the requirements necessary in seeking a parking

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permit. If you have any questions, please call StoneKastle Community Management. Our proposed and revised parking rules and regulations has been recently mailed out to members of our community for their 30 day comments.

As a reminder and currently, vehicles are only allowed to be issued a safe list pass for a total of 6 days in a 30 day cycle. To safe list a vehicle please contact OC Patrol at (800) 525-1626 (or <https://www.permitmycar.com/> 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!

OTHER GENERAL REMINDERS

- **Pool Usage:** With summer approaching we ask that you keep an eye open when using the pool area. If you see someone that you don't believe lives in our community, please contact OC Patrol or the Yorba Linda Sheriffs, so that they may come and check their identification.
Pool Rules: Pool hours are Sunday-Thursday 6 AM to 10 PM, Friday and Saturday, 6 AM to 11 PM. Each member (family) is allowed to bring no more than four guests into the pool area at any time. Members must be with guests at all times while they are in the pool area. Unattended use of the Association's facilities by guests is prohibited. Children under the age of 16 must be accompanied by an adult over the age of 18 at all times. Alcohol is never permitted in the pool area and members violating any pool rules will be asked to leave the clubhouse area.

Please remember no one is allowed in the pool area at any time without a proper pool key in their possession. Guests are to be accompanied by a resident at all times. In an effort to keep unauthorized persons from using our pool facilities, OC Patrol and the Yorba Linda Sheriff have been asked to regularly check and deal with trespassers accordingly.

- **Common Area Rule Violations:** The exterior of our buildings, except for the Plan 1 courtyards and Plan 1 & 2 backyards, are common areas...not for individual homeowners to modify, or to add their own personal items to the buildings or landscape. The goal is to maintain property values by insuring that our community has a uniform and consistent appearance, and not one that varies from building to building, and door to door.

Over time, many homeowners have attached decorations to their front doors and exterior walls, placed decorations and plants in their landscape and doorways, and have left garden hoses attached to their front hose bibs. These personal uses of our common areas are in violation of our community rules.

Several homeowners have already and others will soon be receiving letters from management, requesting compliance of our community rules. Thanks in advance for your cooperation.

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- **Garage Rules:** Again, please remember your garage must be able to house 2 cars. Your garage is not to be used as a living room, a workshop, or to run a business. And, your trash cans must be stored within your garage at all times except on trash pickup day.

- **Clubhouse Committee Volunteers Wanted!**
Neighbors wishing to use our clubhouse are assisted by members of our clubhouse committee which generously volunteer their time and effort in making sure that the clubhouse is accessible to anyone wishing to use it. They are looking for volunteers to assist in sharing the duties of the committee which include making the clubhouse available to those persons reserving it, explaining the basic rules and use of the clubhouse and then making sure it is closed and locked thereafter and left in the same nice condition it was in at the beginning of the event. If you would be willing to volunteer your time and effort to help with another reason that San Lorenzo is a special place to live, please let StoneKastle know and you will be put in touch with members of the committee to answer any questions you have or to gladly accept your willingness to help. It doesn't take much time and your participation on the committee is strictly voluntary and most sincerely appreciated.

- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, August 10, 2015 at 7:00 p.m. at the association's clubhouse.

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