

THE SAN LORENZO NEWSLETTER

Home Owners Association

Dear Neighbor,

December 2011

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

The San Lorenzo Board of Directors would like to extend a warm thank you to Dennis and Sally Bryant who donated a beautiful 12' Christmas tree with lights and took the time to decorate the tree displayed in the San Lorenzo Community Club House. *Thanks Sally and Dennis!*

Fiscal Accountability

- Currently we show a net loss for the year but will be finalized Dec. 31, 2011.
- **Legal Expenses for the year have exceeded our budget due to a former board member's continual board opposition.** (Budgeted: \$5,004. Actual as of November \$14,851.66)
- Our Treasure, Fred Schultz, CPA, has added a line-item in the 2011 and 2012 budget to pay back San Lorenzo's Reserve because the previous board borrowed from the Reserve without informing the San Lorenzo homeowners; the amount owed was about \$18,000 and this year your New Board has paid the debt to \$13,294. Thank you Fred!
- Bad Debt: The previous board did not deal with the bad debt exceeding \$60,000. Under your New Board and the leadership of CPA Fred Schultz's, he has continued to pursue debtors who owe our HOA thousands. Although \$40,000 of bad debt remain on the books, we are actively pursuing immediate liens on late dues, asset investigations, bank levies and forecloses to ensure these funds are recouped.
- 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 by area of where we have reduced vendor expenditures.
 - ✓ Landscape services
 - ✓ Building maintenance services (handyman)
 - ✓ Patrol Services
 - ✓ Pest Control
 - ✓ Pool Services
 - ✓ In summary, a new Board philosophy of demanding excellent vendor service while pursuing lower rates has resulted in savings for this year.
- Our new collections policy also continues to secure late HOA dues payments.

Quality of Life & Aesthetics

- Pool Deck Sealing Proposal – The Board voted unanimously to approve a proposal with Aquatrends not to exceed \$15,396. The work will be completed during the winter months to minimize the impact on the residents' use of the pool.
- Landscape Proposals – The Board reviewed the proposals and requested additional bids for Mulch and Tree Replacements.
- Lighting Maintenance Proposals – The Board reviewed the proposals and tabled this item to invite contractors for interviews.
- Deck Sealing Proposals – The Board reviewed the proposals and tabled this item to invite contractors for interviews.

- Utility Closet Assignments - There are utility closets that hold meters and some that do not throughout the community. The Board had crafted a draft policy to allow for resident rental use of the empty utility closets while also generating new revenue. However, the policy will not be pursued in order to avoid paying additional fees from the HOA legal counsel in response to complaints by a resident (a former Board member).
- Board Member and Open Forum Code of Conduct policy – The Board tabled discussion to enable all Board Members to be available for comment.

Emergency Preparedness:

The Board of Directors is exploring the implementation of a Community Emergency Response Team or CERT. This team would be made up of members of the San Lorenzo Community and would work together to help prepare us for the hazards that might befall our community. Earthquakes and wildfires are serious threats in this area of Southern California and we should do everything we can to prepare for these and other potentially catastrophic events. In the aftermath of a major disaster, professional emergency service personnel will not be able to help everyone immediately. By positioning ourselves to help our families and our neighbors in the early stages of a disaster, we give ourselves the best chance of getting through it.

There are resources available to help us get started but participation from San Lorenzo homeowners is essential in order to get a CERT Program up and running in our community. If you would be willing to help or would like to hear more about this, please contact: Joe Capotrio at cell (714) 323-0745 or Capotrio@sbcglobal.net

For more information go to our website **SanLorenzoYL.com**

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

Jim Domen
President

Carlos Rodriguez
Vice-President

Fred Schultz, CPA
Treasure

Jessie Ortiz
Secretary

Joe Capotrio
Member at Large

Non-HOA Publications

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”. For full disclosure, please note the contents are published by Paul Ratoff, the husband of Annette Gilbert, a former HOA Board member defeated in the past two HOA elections.

Similarly, while all residents are entitled to their opinions, we ask you to consider the following:

- *Mr. Ratoff offers fiscal analysis in the publication but has indicated in public meetings that he is not a certified public accountant (CPA). In contrast, the HOA budget is reviewed each year by an independent auditor. Likewise our current Treasurer Mr. Schultz is indeed a CPA.*
- *Therefore, 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 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 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.*