

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association

From: Your Board of Directors

RE: Community Newsletter Items for December 2014

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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 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. Enclosed is updated information from the association's legal counsel and is being provided to lenders when escrows are opened with Management.

### Holiday Tree Trimming

The association is currently looking for volunteers to decorate the Associations Christmas tree that is in the clubhouse. Please contact [Lori@stonekastle.com](mailto:Lori@stonekastle.com) if you are interested.

## **REMINDER: PEST CONTROL INFORMATION**

Rodent Pest Technologies, Inc. is the contracted pest control company for the Association. They offer a discounted rate to the homeowners on the day of service for the community. They service the community on the 1<sup>st</sup> & 3<sup>rd</sup> Thursday of the month. All you have to do is call 888.583.9717 and tell them that you live in San Lorenzo and would like to have your unit/exclusive use area sprayed on the same day as service. The cost ranges from \$25.00 for spraying on a service day to \$35.00 for a non-service day.



## **OC PATROL CONTACT INFORMATION**

For temporary vehicle safelist 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!

## **New Rules & Regulations**

**Clubhouse**– At the Board meeting held on November 10, 2014 comments were reviewed by the Board regarding a clubhouse usage fee being initiated. After careful consideration of all the comments provided the Board approved the fee implementation which will come into effect January 1, 2015. The new rental application is included for your records.

*Professionally Managed by StoneKastle Community Management, Inc.  
22800 Savi Ranch Parkway, Suite 214, Yorba Linda, CA 92887  
Phone: (714) 395-5245 Fax: (866) 575-0549  
[www.stonekastlemgmt.com](http://www.stonekastlemgmt.com)*

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## **OTHER GENERAL REMINDERS**

- **Holiday Lighting** – The Board approved the holiday lighting contract for the common area entrance. Lights are up and will be turned on after Thanksgiving weekend.
- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, December 8, 2014 at 7:00 p.m. at the association's clubhouse.
- **Pool Construction** – The Board approved a contract to repair the tile and coping for the pool which is scheduled to start December 8, 2014. The pool will be closed for approximately one week for this work.