

SAN LORENZO HOMEOWNERS ASSOCIATION

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

Dear Homeowners,

Ready or not, the end of the year is here and it sure seems to have gone by fast! Your Board has worked hard this year to make our community a better place and a nicer place to live. We look forward to several positive changes for 2016 to our community which include the following:

- a. Plans to paint our homes in 2016.
- b. Plans to resurface our streets in 2016.
- c. Plans to continue adding more drought tolerant plants and more color to the community landscaping.
- d. Plans to update and improve our entry area to add more drought tolerant plants and color to the entrance area and update the look of that area.

2015 has been a busy year for your Board. We've done many things to improve our community and responsibly manage our finances. A few of those items and changes include:

- a. Keeping dues where they are with no dues increase in 2015.
- b. Keeping our reserves fully funded at 100%; something which directly reflects upon the financial strength of our community.
- c. Adding new drought tolerant plants throughout the community and adding much more color to our landscaping in the community, thereby improving its overall appearance and beauty.
- d. Adding new energy efficient lighting at our entrance as well as redesigning our entrance landscaping.
- e. Adding new security lights and changes to the pool entrance area to help improve security.
- f. Adding a stop sign on Emerald downs to again improve traffic flow and increasing safety to those residents living on Emerald Downs.
- g. Making preparations for El Niño, tuning, cleaning and repairing our roofs, cleaning and repairing our drains and gutters, also installing straw swaddles around the community to help prevent soil runoff expected from heavy rains this winter.
- h. Applying for County/State rebate money to help replace some of our dying grass areas which have suffered with the new mandatory water restrictions placed on our community by the city.
- i. Trimming trees throughout the community to improve their overall health, beauty and strength with anticipated heavy rains coming.

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- j. Adding, replacing and improving our community wide landscaping irrigation equipment to more efficiently use our reduced water allocations in order to lesson, reduce and/or eliminate mandatory fines created by new water restrictions mandated by the state and local government. (For example - did you know that during the winter, we are only allowed to water our community once a week? We've also added "smartcards" to our water meters and added new and improved sprinkler heads to improve the efficiency of our watering. In some cases we have reduced our water use on our meters between 40%-62%. We continue to look for ways to improve the use of our available water and to water as efficiently as possible without harming any of the plants in the community.)
- k. Changing our landscaping company to provide more responsive and better service.
- l. Changing our parking rules to help provide more available parking for those homeowners here in the community that need it.
- m. Working throughout the year to keep our community neat, clean, and looking nice. This helps maintain the general overall condition of our community thereby improving values and making San Lorenzo a nice place to live!
- n. Providing a monthly newsletter to keep our homeowners in the know with what's going on in your community!

PREPARING FOR EL NINO

Your Board of Directors, Management and CCB Landscape have put together a preventative maintenance plan for the upcoming El Nino rains. CCB Landscape is currently working to install straw swaddles on the slopes to prevent runoff during the anticipated high rains. Moreover, the v-ditches will be cleaned to ensure there are no blockages. In some instances, you may see sandbags or straw swaddles installed in certain areas where we expect water runoff from the rains will occur. We understand this may not look as nice as we would like but this temporary and is being done to protect the community in areas where we anticipate rainwater will accumulate due to various landscaping conditions here in our community.

THANK YOU TO OUR COMMITTEE MEMBERS

The Board and Management would like to thank each committee member for their time and dedicate in making San Lorenzo a beautiful and enjoyable place to live.

THANK YOU TO OUR HOMEOWNERS

The Board and Management would like to thank the San Lorenzo Homeowners for being understanding and patient as we've made certain minor changes here in the community so as to help continue to make San Lorenzo a well-managed and financially sound community that's also a beautiful place to live.

SAFELIST YOUR VEHICLE ONLINE

In order to SafeList your vehicle online, please visit www.permitmycar.com. You may utilize a cell phone, tablet or computer to register your vehicle. If your safelist permit is not issued, it may be due to you having exceeded your allowed number of safelists for a specific vehicle. Currently, San Lorenzo allows a Homeowner to SafeList their vehicle five times within 30 days not to exceed twenty times in 180 days.

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SUSPICIOUS ACTIVITY

If you see anything deemed to be suspicious within the community, please do not hesitate in contacting the non-emergency OC Sheriff's dispatch phone number at 714-647-7000. This phone number is a direct number to the OC Sheriff's dispatch center; if you call please indicate you reside within Yorba Linda and the reason for your call.

RECENT PARKING RULES UPDATE

Recently, your Board of Directors adopted a new set of parking rules here in the community. The new rules were designed to help improve our overall parking situation here in the community and in some instances simplify the existing rules in order to create a unified set of rules that would be easier to understand overall and to clarify some minor problems that existed as between differing earlier versions of the rules.

Thereafter, a few homeowners signed a petition requesting that the rules be reversed and pursuant to our community rules and regulations, the question about reversing the current set of rules went to a vote here in the community. 56 proper and legal ballots were received and counted at our regular monthly meeting on Monday, December 14. A tie was declared with an equal number of votes received in support of keeping the new rules and an equal number of votes were received requesting that the current rules be repealed. In conferring with our HOA attorney, it has been determined that the petition requesting that the new rules be repealed was not successful as it failed to obtain a majority of votes as is required under our rules and regulations. Therefore, the most recently adopted rules will remain in force and effect and a copy will be posted online for anyone to review if they have any questions.

EARTHQUAKE INSURANCE – TOWN HALL MEETING

We are planning a Town Hall Meeting either during our January or our February meeting to discuss the topic of earthquake insurance for the community. Mike Rey, our insurance broker will be present to explain and answer questions regarding earthquake insurance here in the community and answer questions such as how much does it cost, what coverage does it provide, what's covered and what's not covered, etc. Please keep an eye open for an announcement regarding that meeting and please come with any questions you might have. **We currently DO NOT have earthquake insurance here in San Lorenzo** and your Board wants to explore the issue at this time and your input is always appreciated.

- o **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, January 11, 2016 at 7:00 p.m. at the association's clubhouse.

Your Board of Directors

Mike Rohfeld, President
Robby Beskin, Vice President
Wayne Dobberfuhr, Treasurer
Elizabeth Cowan, Secretary
Steve Glenn, Member At Large