

San Lorenzo

Community Association

NEWSLETTER DECEMBER 2008

NEW ASSOCIATION WEBSITE – The community now has a website specifically designed to inform San Lorenzo Homeowners of information about your community. Minutes from previous meetings, landscape walks, news bulletins, important documents and information will all be posted for your review. Please visit the website at www.myhoa.com/sanlorenzo.

NEW COMMUNITY HANDBOOK – Action Property Management and your Board of Directors have been working on revising the handbook that is given to homeowners at their close of escrow. New documents that have been approved within the last two (2) years will be available to all Homeowners. Once copies of the approved revised handbooks have been completed, a few homeowner volunteers will be hand delivering your new book to your doorstep. We request all onsite homeowners or tenants sign for the books to ensure one is delivered to each doorstep. Copies will also be mailed to offsite owners.

EARTHQUAKE INSURANCE – Management and the Board of Directors would like to inform all Homeowners that a representative from LaBarre/Oksnee was present at the September Meeting to answer earthquake insurance questions. Streets/Drives/Walks/etc. are included within the premium. The Board of Directors has decided to table this issue until the Community is built out in order to allow all San Lorenzo Homeowners to vote on whether Earthquake Insurance will be added to the Community's insurance policy. Homeowner quorum was not established with the last Earthquake Insurance vote.

MAILBOX TRASH BINS – In order to keep an attractive and clean community, please be mindful and do not empty personal trash from your homes into the trash bins near the mailboxes or stack it on top of the trash bins if they are already filled; this will cause it to blow around the community.

SPEED REDUCTION – Please remember that the speed limit within San Lorenzo is 10MPH and you should be coming to a full stop at all Stop Signs posted within our community. Thank you for your cooperation and adherence to our Rules.

POOL / SPA – Please remember to close all gates when entering or exiting the pool/barbeque or spa areas and turn off the grills after use. This will ensure only San Lorenzo Homeowners are using the facilities and that the community is secure from smaller children wondering into the areas. No smoking is permitted in any of the common areas along with no alcoholic beverages and no glass beverages.

RULES & REGULATIONS: Homeowner's, please take a few minutes to remind your tenants of the Association's CC&Rs and Rules & Regulations. This will help your tenants, you and the Association avoid confusion and frustrations in the future.

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PARKING RULES – Please obey the new parking rules that were mailed to the community in May 2008. Only Plan (2) Homeowners are issued valid parking permits due to having no driveway. Plan (2) Homeowners must display a valid parking permit if a vehicle is being parked in a marked stall overnight. All other vehicles will be cited twice and towed on the third citation unless they are appropriately safe listed with Nordic. Homeowners may safe list a guest vehicle 6 out of every 30 days by contacting Nordic Security Services at 714-751-0347.

*You must be able to accommodate two (2) vehicles within your garage before parking in driveways or marked parking stalls.

*Street parking in marked stalls is intended for guest parking and/or for Plan (2) Homeowners with more than two (2) vehicles.

*Vehicles parked in driveways may not extend into the sidewalk area.

*Garages are not to be used for storage, work and/or living space in lieu of parking.

HAVE A MAINTENANCE ISSUE? Please contact our Community Care Department at (800) 400-2284 or communitycare@actionlife.com. Please provide your name, address, contact information, and maintenance issue, and our Community Care Department will assist you in a prompt manner. Community Care's call center hours are 7:00 a.m. to 7:00 p.m., Monday through Friday.

SUSPICIOUS ACTIVITY – Homeowners are encouraged to contact the Yorba Linda/Brea Police Department at 714-990-7921 if you notice any suspicious activities that is unusual or life threatening within the community.

ACH – If you have not yet done so please consider setting up ACH (Automatic Clearing House) which allows your monthly Association dues to be automatically deducted from your bank account on the 5th of each month. Save yourself time, postage and eliminate the possibility of future late fees. This also helps reduce your Association's administrative and collection expenses.

HOLIDAY LIGHTS & DECORATIONS – Please ensure that all lights and decorations are removed from the outside areas by Sunday, January 11, 2009.

NEXT MEETING:

MONDAY, JANUARY 26, 2009
SAN LORENZO CLUBHOUSE – 6:00PM

NEXT LANDSCAPE WALK

FRIDAY, JANUARY 23, 2009
SAN LORENZO CLUBHOUSE – 9:00AM

GENERAL INFORMATION

Association Manager: Taryn Puoci
Phone: 949-450-0202, ext. 340
Email: tpuoci@actionlife.com

Customer Service/Billing Inquiries: Community Care
Phone: 949-450-0202 or 800-400-2284

Manager Assistant: Ashlee Helkenberg
Phone: 949-450-0202, ext. 354
Email: ahelkenberg@actionlife.com