

# San Lorenzo Homeowners Association

February 2013 Newsletter

Dear Neighbor,

Your Homeowners Association Board is happy to serve you and would like to share some updates about our neighborhood regarding the 2012-2013 budget and improving your quality of life and aesthetics. We're please to share that there will be no increase in dues in 2013 and we ended 2012 in the black!

## Fiscal Accountability

- As of December 31, 2012, the San Lorenzo Community Association is reporting a **net income of \$1,573** for the year. This was achieved primarily due to an increase in revenues from collections. Please note, the 2012 Financial Report is subject to change as part our annual audit. The final audit will be mailed to homeowners in April. The 2013 budget has been approved with **no increase in monthly assessments**. The Board decided to fund Reserves lower to improve our cash position: 'Due to Reserve' resulting from cash flow shortages of about \$50K and landscape improvements. The reserves are still expected to be 100% funded.

## Quality of Life & Aesthetics

- Clubhouse Committee – The Board recognized the Committee, especially the Bryant Family, for the beautiful Christmas tree displayed in the clubhouse. The Committee provided a verbal report on the activities and requests for the clubhouse. Dennis Bryant agreed to make the request in writing for the February meeting.
- Social Committee – The Board is requesting volunteers for this very important Committee. If you are interested in serving your community please submit your request in writing to the Community Manager, Liza Salinas, at [liza@stonekastlemgmt.com](mailto:liza@stonekastlemgmt.com). The Board has to appoint new members at an open meeting.
- Fence Painting & Repair Project – An updated map of the schedule for the project was included in the monthly statements. The updated map and letter is also available on the website. The Project is scheduled, weather permitting, to be completed by mid February.
- Perimeter Pilasters – The Board approved CPR, Community Property Repairs, to fix loose and missing stones from the pilasters located in the perimeter of the community.
- Tree Committee Policy & Procedure – The Board approved the policy and it was mailed to the membership in the monthly statements. If you have a request please submit it to Liza Salinas, Community Manager.

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- Landscape Proposals – The Board approved a landscape proposal by Park West for the area located at the top of Balmoral to be changed to turf. The Birds of Paradise will be transplanted throughout the community. In addition the Board approved a proposal to replace plant material on the slope of Bold Ruler that was damaged by rodents. The Board also approved the application of fertilizer for the area next to the fire access lane in order to increase the aesthetics of the community adjacent Bastanchury.
- Street Name Signage – The Board directed Management to investigate the cost of switching the street name signs to match the City of Yorba Linda design. The purpose of this is to have signs that can be seen better for the community and emergency vehicles.
- Pool BBQs – The Board approved to deep clean the BBQs. Please be respectful and make sure that when you use the equipment it is cleaned immediately afterwards, which saves future repair costs for all owners.
- Annual Meeting Preparation – The Board will be discussing the Annual Meeting at the February 11, 2013 meeting. At this time the Request for Candidates was mailed with the monthly statements. Should you wish to run for a position please complete the form and send it into the office.
- Skateboarding – Please be reminded that skateboarding is not permitted in this community.
- Earthquake Survival Tool- Thank you David Koffman for providing emergency preparedness information and equipping your building and other residents for emergencies. Please see the 'Gas Shut-Off' info. This tool is available at Home Depot and one is needed per building.



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

President Jim Domen  
Vice-President Carlos Rodriguez  
Treasurer Joe Capotrio  
Secretary Fred Schultz, CPA  
Director Marc Troyer