

SAN LORENZO HOMEOWNERS ASSOCIATION

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

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 in investigating if the association has a case for Construction Defect – Pre Litigation. Contact Management at (714) 395-5245 or email Lori@stonekastle.com to get further information to provide to a potential buyer.

MAINTENANCE

Our landscaper, Park West, recently planted the slope area at the North West corner of Emerald Downs and Bold Ruler. We chose a more colorful array of flowering plants for this project. It is the board's intention to continue to bring in more color and drought tolerant plants as further refurbishment is needed.

The Board recently discussed and is bidding out painting of the exteriors of all of the buildings. We have also received bids for the paving (repairs and top coat) of all of the streets. These are both major projects, and will require your cooperation at the time the work is done. We will update you as soon as we have more details.

KEEP AN EYE OUT

There has been some vandalism in our neighborhood. Recently the block wall at the top of Balmoral was painted with graffiti, trash was thrown all over the parking area, and human feces was found in another parking area. Please report anything out of the ordinary to StoneKastle Community Management at (714) 395-5245. We have a Community Manager on call 24 hours a day 7 days a week to assist in getting these items cleaned up. We ask that you make note if you see anything suspicious you can contact OC Patrol (800) 525-1626 or you can call the Orange County Sherriff at (714) 647-7000.

PARKING PASSES UPDATED

If you are a homeowner who currently has a parking pass, you should have already received an application which management requires to be completed and returned in order to update our records so that you can be issued a new parking pass for the coming year March 2015 – February 2016. Be sure to return your current updated information to management ASAP as the old tags expired on March 1st.

*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*

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!

Clubhouse Usage Fee

The clubhouse usage fee vote was counted on February 26, 2015. The vote was 34 for the fee, and 45 against the fee. The community rules will be revised so as to eliminate the usage fee, and refunds will be made to those who have previously paid the fee. Thank you to everyone who participated in the vote.

OTHER GENERAL REMINDERS

- **Board Election:** You will soon be receiving your ballot for election of the Board of Directors. Full instructions will be included with that mailing. Please take the time to read those election materials, and return your properly completed ballot to StoneKastle. This is your community, and your vote does matter.
- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, March 9, 2015 at 7:00 p.m. at the association's clubhouse.