

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association  
From: Your Board of Directors  
RE: Community Newsletter February 2016

.....

## **REMINDER - 2015 PARKING PERMITS EXPIRE MARCH 1, 2016** **DON'T DELAY AND PLEASE RENEW YOURS TODAY**

### **2016 PARKING PERMITS –**

**As we reported last month,** it's that time again; anyone holding a parking permit issued in 2015 needs to reapply for a new 2016 permit. You can download the parking permit application on the San Lorenzo website by visiting [www.myhoa.com/sanlorenzo](http://www.myhoa.com/sanlorenzo). Please note, you must provide the following items/documents in order to submit a completed form for processing:

1. Fully Completed parking permit application.
2. Copy of all current vehicle registrations for all vehicles parked in San Lorenzo, showing the property address of San Lorenzo.
3. Photo of two (2) of your vehicles being parked within your garage, showing the address of your home in the photo.

Please note that the failure to submit a fully completed application may delay issuance of your permit. The failure to have a properly issued permit subjects you to enforcement of all parking regulations here in the community.

If you are not seeking a parking permit to replace a previously issued permit, please disregard this reminder and thank you.

**PLEASE DO NOT DELAY IN SUBMITTING YOUR INFORMATION.**

You may refer to the website to review the complete list of requirements for requesting a parking permit. Completed applications must be submitted ASAP in order for adequate time to process. 2016 parking permits will go into effect as of March 1, 2016. *Anyone holding a 2015 parking permit following this deadline may be cited and/or towed and is subject to all current parking rules and regulations. If you have any questions, please contact StoneKastle.*

### **EARTHQUAKE INSURANCE**

Thank you to all our residents who attended our February Board Meeting to discuss and learn more about earthquake insurance for the community. Currently, our community is not covered by earthquake insurance and so the board feels an obligation to help educate the community in an effort to determine if purchasing earthquake insurance for the community is something we should do. Additional information will continue to be provided. Attached is a letter from Mike Rey outlining the basics of earthquake coverage as he discussed at our February meeting.

# SAN LORENZO HOMEOWNERS ASSOCIATION

If you have any follow up questions, he is available to ask questions and obtain information. You can forward any questions about earthquake insurance to StoneKastle to be forwarded to Mike Rey or you can contact him directly at 949 487-9661

## **COMMUNITY MASTER INSURANCE POLICY**

Mike Rey also discussed the current master insurance policy for the community. The current policy is considered a walls in policy which means anything attached to the interior of your unit would be covered under an approved insurance claim through the master policy. This policy does not include personal contents. If you currently have a personal insurance policy for your contents you should provide the master insurance policy certificate to your agent to ensure your unit is completely covered for a loss. If you have any questions, you can contact Mike Rey directly at 949-487-9661 or your agent.

A copy of the master certificate is also attached to this newsletter.

## **TIME WARNER BULK CONTRACT**

Currently, our community is serviced by 3 vendors for your television needs and 2 for your internet. San Lorenzo residents currently have the option of receiving TV through either DirecTV, Time Warner or AT&T.

Time Warner has recently contacted the community with a proposal to offer Time Warner television, Internet and telephone services to the entire community. Although you can choose to receive Time Warner services now on your own, they have proposed selling a bundled package for the entire community. If that is something of interest to you, please let StoneKastle know. Based on whatever feedback we receive, if this appears to be of interest to many of our residents, additional information will be provided in our next newsletter.

## **CLEANING OUT YOUR DRYER VENT**

Many experts recommend that if you are not regularly cleaning out your dryer vent, please start doing so as a blockage could lead to a fire within your unit and/or your building. Dryer vents should always be regularly cleaned out and checked to ensure there are no blockages within the line.

## **WANTED - CLUBHOUSE COMMITTEE VOLUNTEERS**

### **(Please help support your community)**

The San Lorenzo Community Association is looking for additional volunteers to join the Clubhouse Committee. If you would like to learn more about joining the Clubhouse Committee, please contact Taryn Martin, Community Manager, via [taryn@stonecastle.com](mailto:taryn@stonecastle.com). It's a great way to meet your neighbors and become a part of your community!

- **Next Meeting:** Our next homeowner's monthly is currently scheduled for Monday, March 14, 2016 at 7:00 p.m. at the association's clubhouse.

### **Your Board of Directors**

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

February 17, 2016

To members of San Lorenzo Community,

There was a town hall meeting held at the community center on February 8<sup>th</sup>, and at that meeting there was a discussion and presentation regarding a master earthquake policy to cover all the common area buildings and recreation room within the community. Currently there is no policy in place.

The proposal up for review is for total coverage of \$10 million Property coverage split by two individual carriers both splitting the total \$10 million 50% each or \$5 million each. The total annual premium will be \$45,888 which breaks down to approximately \$22 per month per unit owner. There is a 20% deductible per building and that deductible varies in cost depending on the value of the particular building you reside in. For example, there are many building valued at \$1,400,000. If an earthquake were to occur and this particular building were damaged, there would be a 20% deductible, or \$280,000 deductible, that would need to be paid before any work would be done. This deductible would be paid by the HOA but would not cover any personal belongings within the units. The earthquake policy would cover the buildings and interior features as described in the CC&R's excluding belongings up to the value of that building.

Although the \$10 million may not cover all buildings additional layers of coverage could be purchased at additional cost. This particular coverage of \$10 million could be used to repair the greatest damage should an earthquake occur. Some of the additional coverage could also be provided by purchasing an individual unit Earthquake policy through your individual unit policy and California Earthquake Authority or CEA. Pay particular attention to the line item coverage of "Earthquake Loss Assessment" and get the most you can afford up to \$75,000. This will provide some level of protection against "Special Assessments" imposed by the HOA for damages not covered by the master earthquake policy.

This is a brief overview of what was discussed at that February 8<sup>th</sup> meeting. There may be other meetings in the future so if this is a subject that you would like to know more about, keep an eye out in the upcoming newsletter for information regarding other meetings. In the meantime, if you have additional questions, please do not hesitate to call our office directly at 949-487-9661. You can ask for Mike or Holley and we can assist you with any questions you may have.

Regards,

*Mike Rey*

Mike Rey



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/26/2015

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

PRODUCER Rey Insurance Services 23161 Mill Creek Drive, Suite 100 Laguna Hills CA 92653	CONTACT NAME: Mike Rey	
	PHONE (A/C, No, Ext): (949) 487-9661 FAX (A/C, No): (949) 481-8358 E-MAIL ADDRESS: info@ReyInsuranceServices.com	
INSURED San Lorenzo Community Association c/o StoneKastle Community Management 22800 Savi Ranch Pkwy #214 Yorba Linda CA 92887-	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Truck Insurance Exchange	21709
	INSURER B: Mid-Century Insurance Co.	21687
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

**COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			60425-70-28	10/28/2015	10/28/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 75,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			60425-70-28	10/28/2015	10/28/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			60425-70-29	10/28/2015	10/28/2016	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N / A	A0109-58-54	10/28/2015	10/28/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Property (R/C) Special Form Employee Dishonesty (Crime) Directors & Officers Liab.			60425-70-28	10/28/2015	10/28/2016	Bld(s): \$64,000,000 \$5,000 Ded. Bond: \$1,600,000 \$5,000 Ded. D&O: \$2,000,000 \$1,000 Ded.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Coverage includes: Walls-In, Betterments & Improvements, 100% Replacement Cost Coverage, Building/Ordinance, Inflation Guard, Equipment Breakdown, Severability of Interest/Separation of Insureds. Management Company is named additional insured under general liability, directors and officers liability and employee dishonesty (Crime).  
30 DAY CANCELLATION - EXCEPT 10 DAY NOTICE FOR NON-PAYMENT OF PREMIUM. .

Total Number of Units: 174

**CERTIFICATE HOLDER CANCELLATION AI 004575**

EOI Direct - Includes Walls-In Coverage Proof of Insurance Only To Request Evidence of Insurance: Visit: www.eoidirect.com OR Phone: (877) 456-3643	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	---