

A Publication for  
the homeowners  
and residents of  
San Lorenzo

San Lorenzo

# COMMUNITY NEWS

January 2008

**Next Board Meeting:**  
February 2008 at 6:30pm at the San Lorenzo Clubhouse.

## Community Rules Reminders...

Thank you to those residents who are complying with our Rules and Regulations! Our Rules and Regulations are designed to help protect our quality of life and keep our community an attractive and safe place to live.

Please keep in mind the following community rules:

- All residents are required to park their cars in their garage or driveway NOT in guest parking. Guest parking is intended for GUESTS ONLY.
- Remember, parking in the street is not allowed!
- Please keep trash containers out of view except when placed out for pickup. When placing trash containers out for pickup, they should not be put out any sooner than the evening before pickup. All trash containers must be placed back out of view no later than the evening of pickup. Your cooperation is appreciated!



**Architectural Controls  
Plan Ahead to Ensure  
Approval**

***Any Architectural  
Changes Need  
Association O.K.***

Our community regulates the changes you can make to the outside of your home. Before you hire a contractor or buy a bucket of paint, check our Covenant, Conditions & Restrictions (CC&Rs). Architectural changes need permission from the association prior to any work being started.

The approval process usually involves submitting an application describing the improvements that you want to make. What colors? What materials? What style? What dimensions? Plan ahead. Ask the association about any guidelines that are used by the members of the Architectural Committee. What kind of changes or improvements are usually approved? What kind are usually disapproved? This information will help you to devise a plan that is likely to be acceptable. Allow at least thirty days for the association to act on your request.

The association will be looking at your application to be sure that your changes or improvements are harmonious with the community design and purpose. Among other considerations are changes in drainage onto neighboring properties, the effect on your neighbor's privacy, and whether the improvement will block an undue amount of sunlight or disturb natural ventilation on neighboring properties.

These are all concerns that you would want the association to have when considering architectural changes proposed by your neighbor. It is the association's responsibility to look out for everyone's interests.

**Keeping  
Our Community  
Looking Good**

We need all of our resident's help in keeping our community looking its' best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!



**Holiday Spirit...All Year Long!**

During the holidays we are often reminded of the diversity that our world is made up of. People celebrate the holidays according to their separate heritage, traditions, and beliefs. But one of the common denominators that bring people of different race, religion and custom together is a desire to live in peace, harmony and happiness. It is a desire shared by all and it is best achieved through cooperation, compliance and respect.

Our community is sort of like a microcosm of the world. We are made up of people of varied differences, but we are all connected by the fact that we share a community together. And, although we have our differences in opinions, perceptions and desires, we can also benefit through cooperation, compliance and respect for our neighbors.

During this holiday season, as we celebrate in our own tradition, let's try to hold onto that spirit of unity, harmony and peace that all traditions embrace and apply it to our community neighbors....all year long. If we can, we will all benefit!



**Our Management  
Company Is Here  
To Help You**

Our management company works on behalf of our Board of Directors to oversee the operational issues that our association must deal with on a daily basis. One of the most important roles that our management company has is to act as the communication liaison between you, the homeowner, and the Board.

If you have any association related questions or have an issue that you would like the Board to address, please take advantage of our management company's desire to assist you and contact them. It is always more effective if your concerns are communicated in writing and not submitted anonymously. That way there is a written record of your concern and you can be updated on the progress in resolving or addressing it.



## How We Can Create A Strong Community

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property values, each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

*For example:* We all must obey our governing documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a *rule abiding member*. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't *have* to participate in the election process, choosing to do so contributes to the success of our community. Our role as a *rule abiding member* expands to include that of a *voting member*. We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a *rule abiding, voting member* now expands to include that of a *participating member*. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a *rule abiding, voting, participating and contributing member*.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!



## Neighborhood Watch Tips

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- \* Someone running from a car or home.
- \* Someone screaming. If you can't explain the screams, call law enforcement and report them.
- \* Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- \* Someone asking about past residents.
- \* Someone who appears to have no purpose wandering through the neighborhood.
- \* Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- \* Vehicles moving slowly without lights or without an apparent destination.
- \* Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- \* Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
- \* Someone walking or running while carrying property at an unusual time or place.
- \* Someone removing property from unoccupied residences.
- \* A stranger entering a neighbor's home which appears to be unoccupied.
- \* A stranger in a car who stops to talk to a child.
- \* A child resisting the advances of an adult.



### Please Pick Up After Your Pet

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community *and* other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in our community, remember that it should be leashed. **Also, it is important to remember to immediately clean up after your pet.** Take along a baggie with you to pick up waste with and then dispose of it properly.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

### Action's Community Care Center

Our current Customer Service Department has been enhanced with additional Service Specialists who are cross-trained to assist homeowners with a variety of requests and inquiries.

Our Community Care Center will be your primary point of contact every time you contact Action Property Management. Gone are the days of voicemail messages to your assigned customer service representative. Now, any one from our team of specialists can assist you with your questions or requests. Even if you choose to leave a message, your message will be documented and routed to our Community Care team by a live receptionist.

And just when you thought it couldn't get any better... we have expanded our hours of coverage for Community Care to 7am to 7pm Monday through Friday to better serve you.

We hope that you will find this enhancement of our service beneficial to you and the homeowners of your community. We are continually striving to offer the highest quality service and ensure that living in your community is an enjoyable experience.

Here is our contact information:

**Telephone: 800 400-2284**  
**Email: [communitycare@actionlife.com](mailto:communitycare@actionlife.com)**



### San Lorenzo COMMUNITY NEWS

#### Management Company Information

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