

# *San Lorenzo Homeowner's Association*

Newsletter July 2011

Dear Neighbor,

The San Lorenzo HOA Board is honored to serve you and the families throughout our community. In June, we continued to work diligently on your behalf to address the following issues to improve our quality life.

## **Fiscal Accountability**

- Thanks to reducing costs in 2010, the year-end budget audit confirmed we ended the calendar on a positive note. We were in the black, our revenues exceeded our expenses.
- This year, we continue to monitor costs while maintaining the aesthetics of our community. Thru May, we remained within budget with year to date revenues exceeding expenses by \$2,970.00.
- A new collections policy has resulted in securing \$8,900 in late HOA dues payments this year. Our collection attorney is pursuing \$48,400 in uncollected HOA assessment that relate to earlier years of our association.
- It is vital that we constantly pursue uncollected HOA assessment in order to keep our monthly HOA assessment at the current level. We encourage each home owner to pay the monthly assessment in a timely manner. Your payments provide us with the funds to manage your association to your expectations.

## **Fire Extinguisher Cabinet Replacement**

- Two missing fire extinguishers and any coinciding storage cabinets that are beyond repair will be replaced. Other storage cabinets from throughout the community will be painted.

## **Clubhouse Interior Painting**

- Our clubhouse remains a jewel of our community. Last year, we added additional lighting outside. The board agreed to fund painting of the interior so we can continue to enjoy this amenity.

## **Security**

- Residents have expressed concerns over the lack of day patrol by our security company. The board requested a competitive bid and agreed to proceed with a new vendor which will provide two night and one day patrol at a reduced price.

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## **Garage Parking**

One of the more controversial issues within the Association is garage parking. In a bit of coincidence, the Association's current general counsel worked for Jackson DeMarco Tidus and Peckenpaugh, who drafted our CC&R's, during the pendency of their drafting. The legal counsel for the San Lorenzo HOA has provided the following analysis of Section 2.5.4 in response to our request for clarification.

*"Due to the density of the community, Section 2.5.4(f) is designed, to the maximum extent possible, to encourage owners to utilize their garages for parking purposes, without actually mandating it.*

*Language requiring that owners "ensure" their garage accommodates vehicles, that garage doors be maintained in operable condition and that storage of personal property not preclude parking of vehicles all are designed to play to human nature – that if a clean, dry and secure place is available for parking - folks will use their garages.*

*It is not mandated for the simple reason that not all owners can fit their large cars in garages, handicapped and other folks have access issues, and in the midst of using the garage or between errands, it is sometimes preferable to park in the driveway."*

*The Association continues to enforce its CC&R's, including Section 2.5.4, by performing regular inspections, sending violation letters and, when necessary, involving legal counsel. Please continue to maintain your garage in a manner that it accommodates at least the number of vehicles for which it was originally constructed by the developer Declarant."*

Working together for the benefit of our community - Your San Lorenzo Team,

Jim Domen  
President

Carlos Rodriquez  
Vice President

Fred Schultz  
Treasurer

Jessie Ortiz  
Secretary

Joe Capotrio  
Member at Large