

# San Lorenzo Homeowners Association

July 2012 Newsletter

Dear Neighbor,

As reported by our Treasurer, Joe Capotrio at the June Board Meeting, the San Lorenzo Homeowners Association is continuing to operate within budget, however, our cash position continues to be poor due to delinquent assessments.

## Fiscal Accountability

- May 2012 we end the month in the black around \$738, we've remained under budget all year.
- The draft Reserve Study for 2013 shows our Association as 103.3% funded!

## Quality of Life & Aesthetics

- **Fire on Bold Ruler:** Thursday, June 27, there was a garage fire on Bold Ruler. Our fire sprinkler system extinguished the boxes that were on fire. The alarms sounded to evacuate threatened building and dispatched the fire department. Board members Jim Domen and Marc Troyer arrived before the fire department to ensure residents were evacuated and the fire alarms reset once the situation was under control.
- Tree Maintenance – The Board **voted unanimously** to proceed with the scheduled tree trimming for this fiscal year with ParkWest. The three year tree care plan shows that the Queen Palms and Fan Palms will be trimmed this year.
- Landscaping Quality Control Committee – The Board has formed a Landscape Quality Control Committee. If you are interested in participating in this committee, please contact management.
- Deck Sealing Project – The deck sealing project was a success, with only six decks that did not comply, we are working with the homeowners to get their decks done as soon as possible.
- FHA Certification – To help limit the number of future vacant properties in the community and maintain property values, **the Board voted 3-0** to extend FHA Certification. The certification was established at the time the San Lorenzo community was developed. Board Member Capotrio abstained. The FHA recertification has been complete and the association is FHA approved through May 2014.
- Annual Meeting – The Board would like to take an opportunity to congratulate the newly elected Board Members Fred Schultz and Marc Troyer. We thank you for your dedication to your community!

## Reminders

- Skateboarding – We would like to remind the residents that skateboarding throughout the community is not allowed.
- Trespassing – Please contact ProVision Patrol and/or the Police immediately if you witness trespassing in the pool area. ProVision can be reached at (866) 584-3642. Their phone # can be found on the gate at the pool area for your convenience. ProVision has been notified of this illegal activity. Only four (4) guests are allowed per resident at the pool at one time, no glass or alcohol at the pool.
- Rodents/Snakes – It has been reported that there are issues with rodents and snakes in the community. Please be aware of your surroundings at all times.

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

President Jim Domen  
Treasurer Joe Capotrio  
Member Marc Troyer

Vice President Carlos Rodriguez  
Secretary Fred Schultz