

SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association

From: Your Board of Directors

RE: Community Newsletter July 2016

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STONEKASTLE IS MOVING!!!

StoneKastle Community Management is moving their office to 181 S. Old Springs Rd, Anaheim Hills, CA 92808 as of Monday, August 29, 2016. Our office will be closed Friday, August 25, 2016 to accommodate our move. Please note the new address and if you are set up on auto-debit payments via your own personal bank you will need to update StoneKastle's new address with your bank. For any questions, please contact StoneKastle at 714-395-5245.

FIRE SPRINKLER TESTING – OVERDUE!!!

There are still several homes that have not completed their fire sprinkler testing with Harris Fire Protection. At this point, the remaining homes that have not scheduled inspections with Fire Harris Protection will be charged a \$150.00 service fee by the vendor in order to have the inspection completed. If you are one of the homes that need an inspection, please contact StoneKastle Community Management at your earliest convenience. Notices will be mailed to each owner's attention advising you of the importance in having this inspection completed. We realize this project is an inconvenience; however it is a mandatory test that must be done this year. Every home must be inspected before the report can be submitted to the appropriate authorities. Therefore your cooperation is sincerely appreciated and needed.

UTILITY CLOSETS OUTSIDE YOUR BUILDING MAY NOT BE USED FOR STORAGE OF PERSONAL PROPERTY

We included this article in the last two newsletters and would like again to remind everyone that the utility closets outside your building are not considered storage units. The Board and Management are requesting you inspect the closets outside your home to ensure it is not being utilized as storage for personal property. The utility closets on the exterior of each of our buildings are common areas; not to be used by individual residents for storage or any other personal purposes.

The closets are to be used exclusively by utility vendors ONLY. Please remove any of your personal items and please refrain from any future use of these closets.

The Board approved Humburg & Associates to complete the needed utility door replacements and repairs. This project will take place over the next 45 days in anticipation of the painting project that is scheduled for September 2016. Any items left in the utility closets as of July 20, 2016 will be removed and disposed of. Management reserves the right to remove any personal property and dispose of those items after that date. Please note that any items removed by the Association will be disposed of and not stored so again, please make sure that you remove any personal property you have stored in those utility closets as soon as possible.

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PAINTING PROJECT – AUGUST MEETING IS ONE WEEK LATER ON AUGUST 15, 2016

The Board is working with Kelly DiBernardo of KDB Color Consulting to prepare for the upcoming painting project of all of the exterior buildings in September 2016. Mrs. DiBernardo has spent several hours researching the community and driving through it to understand the current color palettes, architecture, unique aesthetics, different bricks, etc. in order to best recommend new exterior color schemes for the community. If you are interested in reviewing the new exterior color schemes specially chosen for San Lorenzo and to see what your new building color will be, please stop by the clubhouse on Monday, August 15, 2016 at 7:00pm during the open forum portion of the regular meeting. The new color schemes will be displayed and Mrs. DiBernardo along with the Board and Management will be present to answer any questions you may have.

Following the August Board Meeting, the color board will be on display in the foyer of StoneKastle Community Management's office. Please note the first article in that StoneKastle is moving to a new location on August 29, 2016. The color boards will also be moving to the new location!

AUGUST BOARD MEETING – THE THIRD MONDAY

The August Board Meeting is scheduled for the **THIRD** Monday on Monday, August 15, 2016. The normal meeting schedule will resume in September 2016.

MILGARD WINDOWS

Our San Lorenzo condos have Milgard windows. These windows have a life time warranty for the original owner. If you have windows that are difficult to open or any other challenge with your windows and you are the original owner call 800-MILGARD. They will get your information and set up an appointment to come to your home. If you are NOT the original owner, Milgard has stopped doing those repairs themselves, but will recommend a nearby company that does work on Milgard windows. That company will charge you to repair your windows.

- **Next Meeting:** Our next homeowner's monthly meeting is currently scheduled for the **THIRD** Monday, August 15, 2016 at 7:00 p.m. at the Association's Clubhouse.

Your Board of Directors

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