

San Lorenzo Homeowners Association

June 2013 Newsletter

Dear Neighbor,

Your Homeowners Association Board is happy to serve you and would like to share some updates about our neighborhood regarding fiscal matters, quality of life and aesthetics matters, and open forum questions & answers from the June HOA meeting.

GENERAL DISCUSSION

At the Regular Meeting held on June 10, 2013, general discussion was held amongst the members in attendance:

- Garage Sales – Homeowners brought this item to the Board’s attention again as there was activity over the weekend. The Board created a rule that prohibits garage sales. It is in the 30 day comment phase first, and then will be reviewed and possibly adopted at the August 2013 meeting.
- Parking – Homeowners wanted clarification on the parking rules. Per section 2.5.4 (d) of the CC&Rs every owner shall at all times ensure that the garage accommodates at least the number of Authorized Vehicles for which it was originally constructed by builder. The garages shall be used for parking of vehicles and storage of personal property only. No garage may be used for any living, recreational or other purpose. The Board also clarified that only the Plan 2 units automatically receive 1 parking permit. If a permit has been issued, it has been approved by the Board.
- Utilities Increase – Homeowner requested more information on why utilities were reported as an increase in the May newsletter. Management stated that they would research this line item and discuss it with the owner via email.
- Clubhouse Keys – Homeowner requested that the keys for the clubhouse be changed. The Board directed management to obtain proposals for the clubhouse and pool gate keys, for the next meeting.
- Stains on the Street – Homeowner was concerned that there are stains on the street coming from the disposal trucks. Management will contact Yorba Linda Disposal and try to come to a resolution.

COMMITTEE REPORTS

- **Clubhouse Committee** – The committee is seeking volunteers for the Clubhouse Committee. If you are interested, please contact Liza Salinas, Community Manager, at liza@stonekastlemgmt.com or Dennis Bryant at dbryant@mps-intl.com.
- **Street Committee** – The committee chair is researching the cost of replacement of the fire lane signs.
- **Landscape Quality Control Committee** – The Board reviewed and approved several proposals from the walk that the two board members and Committee Chair attended. Management discussed the approvals and requested that the cost be reduced due to the amount of work that was approved.
- **Social Committee** – Committee is still working on the details of the New Years Eve party that will be open to the membership. If you have ideas and wish to contribute to the committee please email them to the Community Manager, Liza Salinas at liza@stonekastlemgmt.com

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- **Tree Committee** – Committee is still working with the City and Golf Course to move forward with the approved tree removals that owners submitted.

BOARD ISSUES

- **Painting of the Wrought Iron** – The Board approved the proposal submitted by Pro Pilot, aka Pilot Painting, to paint the wrought iron on all the buildings. Notification will be provided to the community with more details.
- **Solicitations** – The Board created a rule that prohibits soliciting in the neighborhood. It is in the 30 day comment phase first, and then will be reviewed and possibly adopted at the August 2013 meeting.
- **Patrol Service Company** – Provisions Patrol will no longer be servicing the community. The new company is called OC Patrol and more information, with contact information, will be provided later.
- **Board Resignation/Appointment/Finance Committee** – Fred Schultz has resigned from the Board due to an increase of responsibility at work. We thank Fred for all his help and commitment to the community, and wish him well in all his pursuits. The Board appointed and welcomed Norm Rosenbloom as a new member to the Board. In addition, while Fred is not able to commit to the Board responsibility any longer, he did agree to be appointed as Committee Chair to the Finance Committee to be able to review the financials and assist the community with the audit.

ADDITIONAL INFORMATION

- A downstairs unit on Balmoral was burglarized the afternoon of Thursday, May 9th. As the owners were not home during the incident, they are safe, but they did suffer property loss.
- We've had another rattlesnake incident on Emerald Downs. The incident concluded without mishap. Once again, PLEASE BE AWARE of your surroundings within San Lorenzo and all surrounding areas.
- Have you cleaned your dryer vent recently? It is recommended that we periodically clean out our clothes dryer lint vents. Lint accumulates, and eventually becomes a fire hazard for all.

SAN LORENZO REAL ESTATE

So far, this year has seen substantial sales activity in San Lorenzo. Activity through 6/8/13 follows:

Sold Properties –

4000 Emerald Downs	Plan 4	\$547,000	Closed 12/27/2012
3960 Emerald Downs	Plan 2	\$525,000	Closed 1/15/2013
18948 Kentucky Downs	Plan 4	\$555,000	Closed 2/06/2013
18932 Kentucky Downs	Plan 4	\$615,000	Closed 3/04/2013
18949 Pelham	Plan 4	\$615,000	Closed 3/12/2013
18952 Bold Ruler	Plan 1	\$507,000	Closed 3/15/2013
3941 Balmoral	Plan 2	\$660,000	Closed 3/15/2013
3981 Balmoral	Plan 2	\$699,000	Closed 4/17/2013

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Active Listings –

18957 Pelham	Plan 1	\$639,000	Active
4040 Emerald Downs	Plan 2	\$695,000	Active
18941 Northern Dancer	Plan 2	\$659,000	Active
18954 Spectacular Bid	Plan 3	\$678,000	Taking Back-up offers
18973 Northern Dancer	Plan 1	\$679,000	Active
18960 Pelham	Plan 2	\$659,000	Active
18938 Spectacular Bid	Plan 4	\$759,000	Active

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

President Jim Domen

Vice President Mike Rohfeld

Secretary Robby Beskin

Member at Large Carlos Rodriguez

Director, Norman Rosenbloom