

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowner of the San Lorenzo Community Association

From: Your Board of Directors

RE: Community Newsletter Items for June 2014

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## **GENERAL DISCUSSION ITEMS**

The Board discussed the current Construction Defect case that the association is investigating. Please be advised that if you are going to sell your unit, you need to disclose to any potential buyers that the association is currently involved investigating if the association has a case for Construction Defect – Pre Litigation. Contact Management at (714) 395-5245 or email [David@stonekastle.com](mailto:David@stonekastle.com) to get further information to provide to a potential buyer. A most recent disclosure dated February 2014 was recently included in your association billing statement. **\*\*UPDATE\*\*** The association's construction defect attorney is scheduled to meet with the builder's representatives in the form of another mediation around June 23rd. Anticipate a possible Town Hall meeting of the members in the coming months that will be a special presentation regarding the current status of the community's claims.

### Landscape Proposals

A motion was made, seconded and unanimously carried to approve the proposal dated 06/06/14 by Park West Landscape for the installation of 1-gallon lantana (50) on the slope adjacent to 18982 Northern Dancer (top slope of Emerald Downs) to include 5-yards mulch for \$635.00.

### Parking Rules Adoption

A motion was made, seconded and unanimously carried to adopt the latest parking rules revisions following the required 30-day review and comment period as presented, to include safelist procedures for Management, and managing stored and unregistered vehicles in the community.

## **PEST CONTROL INFORMATION**

Rodent Pest Technologies, Inc. is the contracted pest control company for the Association. They offer a discounted rate to the homeowners on the day of service for the community. They service the community on the 1<sup>st</sup> & 3<sup>rd</sup> Thursday of the month. All you have to do is call 888.583.9717 and tell them that you live in San Lorenzo and would like to have your unit/exclusive use area sprayed on the same day as service. The cost ranges from \$25.00 for spraying on a service day to \$35.00 for a non-service day.



*Professionally Managed by StoneKastle Community Management, Inc.  
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## **COMMITTEE REPORTS**

**Clubhouse Committee** – Please welcome the newest member of the Clubhouse Committee, Julian Nichols who was appointed at the June 9, 2014 Board meeting! Thank you for volunteering Julian!

## **UNFINISHED AND NEW BUSINESS**

- **Earthquake Insurance Survey** – Only about 10 responses were turned into Management and the responses were about 50/50 either “For” or “Against”. We thank you for your feedback!
- **Patrol of San Lorenzo** – Parking patrol service is now in full swing throughout the community! Primary inspections will be made between the hours of 2:00 a.m. and 6:00 a.m. Please be advised that the pool area will also be inspected nightly as well. Please abide by the pool access times.
- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, July 14, 2014 at 7:00 p.m. at the association’s clubhouse.