

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association  
From: Your Board of Directors  
RE: Community Newsletter June 2016

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## **FIRE SPRINKLER TESTING**

There are still several homes that have not completed their fire sprinkler testing with Harris Fire Protection. If you are one of the homes that have not had their home inspected, please contact StoneKastle Community Management at your earliest convenience. 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.

## **SKATEBOARDING**

There have been reports of skateboarding within the community, especially on the streets not the sidewalks. According to the Community Handbook, "Roller blades, skates, skateboards and the like shall not be used in any common areas." Moreover, skateboarding within the streets is not only against the rules of the community but is a liability and dangerous. Please encourage your children to not skateboard within the community.

## **EARTHQUAKE COVERAGE**

Mike Rey, Farmers Insurance, was present at the June 13<sup>th</sup> board meeting to further discuss earthquake coverage for the community with the Board and Residents who attended the meeting. Currently, our community is not covered by earthquake insurance and so the board feels an obligation to help educate the community in an effort to determine if purchasing earthquake insurance for the community is something we should do.

If you have any earthquake related questions, you can forward them to StoneKastle to be forwarded to Mike Rey or you can contact him directly at 949 487-9661.

Protecting the interior of your home and your personal property is generally your responsibility and carrying an H06 type policy and/or a personal earthquake policy should be something to be seriously considered. If you are not aware of what protection these types of policies can provide, you should contact your insurance agent to discuss or if you have questions, you can contact Mike Rey at the number listed above.

## **INCREASED WATER DEDUCTIBLE**

The Board of Directors met in executive session on June 14, 2016 and based upon advice and consultation with both Legal Counsel and the Association's Insurance Advisor, decided to increase the deductible of the Master Association policy for water related claims to \$20,000, effective immediately.

If you have any questions regarding the impact of this decision on your coverage as afforded through your own individual policy, to make sure you're adequately insured, you are invited to contact your own insurance agent or speak with Mike Rey, Farmers Insurance. His contact number is 949 487-9661.

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## **CLUBHOUSE COMMITTEE VOLUNTEERS STILL NEEDED:**

Thank you to the owners that have recently volunteered to be a part of the clubhouse committee. We would also like to extend a large thank you to Ted Lee who recently retired from the clubhouse committee after serving on the committee for 10 years, thank you Ted! Even with the recent committee member additions, if you are interested in joining the committee they are still open to accepting more members.

Many of the residents of San Lorenzo enjoy using the clubhouse for their special events. In order to facilitate this, several of us volunteer to do the necessary tasks that are involved that allow our neighbors to have that option.

In order to continue this practice, we need more volunteers for our committee. While it is a commitment, if we have enough people on the committee, it should only involve a few hours of your time over the period of one year.

To find out more about this position (and to help get to know more of your neighbors), please call Ricki Pearl at 714-695-6638. Again.....please consider assisting this committee so that we can continue to make the clubhouse available for the parties, meetings, and celebrations that people so enjoy having.

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

We included this article in the last newsletter 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.

**We are nearing the project of repairing or replacing many of these utility closet doors and any remaining unauthorized personal items will be disposed of at that time.** It was requested in the last newsletter that you please make sure you remove any personal property you may have placed in the closets by June 1, 2016 as 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.

- **Next Meeting:** Our next homeowner's monthly meeting is currently scheduled for Monday, July 11, 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