

San Lorenzo Homeowners Association

March 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 March HOA meeting.

By now, you have all received ballots for the annual HOA Board elections. Please be sure to follow directions and get your properly completed ballots in the mail as soon as possible. We must have enough votes to reach a quorum and to have a successful election.

Fiscal Accountability

- As of December 31, 2012, the San Lorenzo Community Association is reporting a **net income of \$1,573** for the year. However, the 2012 Financial Report is subject to audit by our independent CPA firm and the figures may change. The final audit will be mailed to homeowners in April. The 2013 budget has been approved with **no increase in monthly assessments**. The Board decided to fund Reserves at a lower level to improve our cash position. The reserves are still expected to be 100% funded. For the month of January, our expenses were less than budgeted by approximately \$3,300.00. Due to timing of invoices being received, there may be some expenses not recorded in January that would alter the numbers negatively. A more detailed review of the January and February numbers will be conducted by our Treasurer in the next few weeks. He will report back to the board and the community at the next board meeting and in the next newsletter.

Quality of Life & Aesthetics

- Clubhouse Committee – The Committee was approved for some aesthetic changes including a new mat at the entry doors of the clubhouse. The Committee is also going to be researching some ideas to design the curtains in a manner that will help block the sunlight but keep to the professional design of the clubhouse. The pavers at the entrance of the Clubhouse were approved for cleaning and sealing. They will have a fresh new look soon.
- Street Committee – The Board reviewed a proposal that was submitted for stickers to be added to the signs to replace the Brea PD number with the Sheriff's phone number on the fire lane signs. The Board directed management to obtain the cost of new signs instead. With fading signs and new information it may be more fiscally responsible to replace the signs in lieu of adding stickers to the current signs.
- Landscape Committee – The Board approved proposals submitted by Park West for the vine replacements at two different locations. The vines add to the aesthetics of the property and are a part of the character of the community. The landscape committee chair, Dennis Bryant, joined the landscape inspection in March. A detailed report will be provided to the Board of areas that need improvement along with ideas for future design of the community. Specifically incorporating more color into the community with drought tolerant material that will help with water savings and be more aesthetically pleasing.

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- Social Committee – The newly appointed members are working on a plan for the 2013 year. If you have any ideas that you would like to share with the committee, please email Liza Salinas, Community Manager, liza@stonkastlemgmt.com. The new co-chairs of the social committee are Fred & Sheila Schultz. They are looking for volunteers to suggest, plan, organize, coordinate and participate in social committee meetings and activities.
- Tree Removal Requests – Several Owners submitted requests to remove trees on the slopes behind our rear fences and adjacent to the golf course. The requests were for different reasons, including the owners view and damage that the roots are causing to the owners backyard. The Board, after all procedures were followed, approved the requests. The Tree Committee Chairperson will be active in coordinating the removals and working with the Golf Course Manager to make it a smooth project.
- Fence Painting & Repair Project – An updated map of the schedule for the project was included in the monthly statements. The updated map and letter is also available on the website. The Project has been delayed due to the unexpected weather; however, owners/residents have delayed the project also. It is important that items be removed from the fence in order for the contractor to perform the work in a professional manner that they will warranty. Your cooperation and patience is much appreciated. The painting of iron gates and iron balcony railings will begin directly after the fences are completed.
- Pool BBQs – The cleaning of the BBQs is now complete. In addition the Board has included the cleaning and sealing of the tile around the BBQs as part of the contract to the pavers of the Clubhouse. Please be respectful and make sure that when you use the equipment it is cleaned immediately. This will preserve the BBQs and save on future repair costs for all owners.
- Annual Meeting – The Annual Meeting is scheduled for April 8, 2013. Please remember to complete the ballot and the information outside the envelope. The signature is important. If you have lost your ballot and need a new one please contact Management and you can receive a new one. With quorum met the meeting can be held and no more costs will be incurred.
- Fire Extinguishers – In an effort to keep with fire regulations the Board approved the annual inspection of the extinguishers. Blaze Out is the approved contractor.
- If you have any interesting and/or exciting items, events, etc. that you would like to share with the community, please contact Liza Salinas at StoneKastle. We are always looking for new items for the newsletter.

OPEN FORUM – Q & A

At each HOA Board Meeting an Open Forum question and answer session is conducted. Below are some of the issues brought up to the board by some of your neighbors:

Topics of discussion:

- Tree roots causing issue with fence and backyard landscape – It was brought up that hardscape is cracking at rear fence line of one homeowner along Emerald Downs due to invasion from roots of pepper trees on golf course slope. The approved removal of these trees should eradicate this problem.

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- Fire Lane Signs – Old Fire Lane signs list the Brea PD phone number, rather than our current OC Sheriff's number. The board has asked for a bid to replace these signs, and will compare that to the cost of covering the old signs' phone number with a vinyl sticker.
- Landscape: Balmoral Project – By now, many of you might have noticed the new grass area at the top of Balmoral. The board wanted to add a greenbelt in that part of the community where none previously existed. Residents in that area of the community now have an area to enjoy similar to the residents near the front entrance of the community. The area is there for your enjoyment and use, but please clean up after yourselves and be aware that this is not a dog park.
- Pre-Litigation issues – By now, all homeowners should have received a letter and survey explaining this issue. The board has been researching the existence of various defects in the common areas for over 6 months. These defects generally include issues at the clubhouse, in the streets or grading, the exterior of our buildings including roofing and siding, etc. They generally don't include any issues within your particular unit, unless those issues are proven to be caused from the existence of a common area defect. We are approaching the 10 year cut-off, after which we no longer have a right to contest the issue of any defects. We are not in the process of a law suit at this time, but rather are trying to negotiate some corrections with the builder outside of the courtroom at this time. Your responses to the survey will be helpful in this regard.
- Iron Trim – Iron balcony railings and Plan 1 gates will be painted after the completion of wrought iron fences repair and painting.
- Parking Rules Change – Parking rules have not changed. The security patrol continues to enforce violations to the rules. In any 30 day period, residents parking overnight in spaces other than your garage or driveway, are subject to 2 warnings and will thereafter be towed. The only exception is for those with valid parking passes.
- Water on Emerald Downs – The curb and gutter at Emerald Downs and Kentucky Downs often, even in dry weather, show signs of moisture. This is one of the issues being negotiated in the Construction Defects Pre- Litigation.
- Birds of Paradise were transplanted from the area at the top of Balmoral to the Emerald Downs main entrance area.

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

President Jim Domen
Vice-President Carlos Rodriguez
Treasurer Fred Schultz, CPA
Secretary Robby Beskin
Director Mike Rohfeld