

SAN LORENZO HOMEOWNERS ASSOCIATION

March 2014 Newsletter

Dear Neighbor,

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

GENERAL DISCUSSION

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 in investigating if the association has a case for Construction Defect – Pre Litigation. Contact Management at (714) 395-5245 or email David@stonecastle.com to get further information to provide to a potential buyer.

COMMITTEE REPORTS

Clubhouse Committee – Norm Rosenbloom, Chairperson, provided a report that the screen for the TV in the clubhouse was going to be repaired. The clubhouse experienced a leak during the rains that damaged the tile floor. A repair estimate is in the process of being provided.

Social Committee – No report

Tree Committee – Mike Rohfeld, Chairperson, reported that Park West reduced their pricing to do the tree trimming of 18 trees, the project has already started.

UNFINISHED AND NEW BUSINESS

○ **Earthquake Insurance Survey** – The Board reviewed the draft earthquake survey and plan to make some changes and then it will be mailed to all owners. When the survey arrives, please take a moment to fill it out and return it to management. Your input is important to us.

○ **Annual Meeting 2014 and ELECTIONS OF NEW BOARD MEMBERS**– The annual meeting notice was mailed to all owners on March 14, 2014. Please take a moment to fill out the ballot and return it to management. We need 25% of the homeowners to return their ballots in order to reach quorum to hold the meeting on April 14, 2014. If you lose or misplace your ballot, a replacement can be obtained at StoneKastle or at the meeting.

○ **Patrol of San Lorenzo** – It has been reported that there are cars being stored within San Lorenzo, we ask that you not store your vehicles in order to maintain the beautiful neighborhood in which we all enjoy.

○ **NEW PARKING PERMITS BECOME EFFECTIVE MARCH 1, 2014**

The Board has adopted new rules for those in need of a parking permit. Our available guest parking is steadily becoming more limited and so, in order to provide parking permits for everyone who needs one, new rules have been adopted and are scheduled to take effect on March 1, 2014.

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All hanging parking permits have expired In order to obtain a new parking permit, with a March 1st effective date, an application would have already had to have been submitted to management for Board review at the February 10 and March 10, 2014 Board meetings

Under the new rules, residents who currently do not use their garage to house 2 cars will be asked to do so before applying for a permit. Residents with driveways will also be asked to use those spaces prior to applying for a permit. For a complete set of the rules, and a copy of the application, you can either download that at www.myhoa.com/sanlorenzo or contact StoneKastle Management to request a copy by calling 714-395-5245.

Permits may be requested anytime thereafter, but will not be effective until approved at the next scheduled Board meeting. Residents with a valid need and proper documentation, but who may have for some reason missed applying for a permit on time, may request to be safe listed in the interim. Any vehicle parking overnight without a valid permit is subject to all enforcement rules and regulations. These new permits will expire yearly at the end of February.

The next meeting is the Annual Meeting scheduled for Monday, April 14, 2014 at 7:00pm
It continues to be a pleasure to serve you and our community ~ Your San Lorenzo Board.

President, Mike Rohfeld
Vice President, Robby Beskin
Secretary, Norm Rosenbloom
Treasurer, Pete Lanyi
Member at Large, Steve Glenn