

San Lorenzo Homeowners Association

May 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 April HOA meeting.

Quality of Life & Aesthetics

The budgeted numbers have been modified to more reflect the actual recoding of the expenses when incurred. The budgets, in the aggregate have remained unchanged, just the monthly distributions has been changed as explained in the previous sentence.

March Financial Statements:

As of March 31, 2013 there was \$19,074.07 in the bank.

Budget Variances Year to Date:

	<u>Actual YTD</u>	<u>Budgeted YTD</u>	<u>Variance YTD</u>
Utilities	\$15,198	\$12,277	\$(2,921)
Pool/Spa	\$1,543	\$1,855.	\$ 312
Landscape	\$40,477	\$41,830	\$1,353
Maint Contract/Rep	\$15,592	\$17,761	\$2,169
General & Admin	\$21,758	\$27,239	\$5,480

For the three months, YTD we are under budget of expenses by approximately \$6,393

Reserves	\$45,653	\$58,443	\$12,790
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April Financial Statements:

As of April 30, 2013 there was \$24,888.06 in the bank

Budget Variance Year to Date:

	<u>Actual YTD</u>	<u>Budgeted YTD</u>	<u>Variance YTD</u>
Utilities	\$19,755	\$16,511	\$(3,244)
Pool/Spa	\$2,889	\$3,020	\$ 131
Landscape	\$51,922	\$53,580	\$1,658
Maint Contract/Rep	\$21,765	\$23,597	\$1,832
General & Admin	\$29,398	\$35,118	\$5,720

For the four months, YTD we are under budget of expenses by approximately \$6,097

Reserves	\$60,815	\$77,924	\$17109
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San Lorenzo Homeowners Association

GENERAL DISCUSSION

At the Regular Meeting held on May 13, 2013, general discussion was held amongst the members in attendance:

Topics of discussion:

- Garage Sales – homeowners felt that the garage sales being held in the community should be prohibited. They cause the streets to be cluttered and driveways to be blocked. The Board will be discussing this item at the June meeting.
- Reimbursement of the cost to change locks – Homeowners expressed their opinion that they should be reimbursed as they felt that this should be covered by the Association. The Board during the appropriate time on the agenda explained that the locks are owner responsibility and offered to help the owners obtain reimbursement from the developer as this was an issue that derived from development of the community. The letter that was drafted for the owners use is available from Management or from the website.
- Types of Locks suggested for future use – an owner shared their experience with the mul-t-lock system. The brochure and information can be found at their website www.allthebestlocksmiths.com.
- 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 – Committee Chair and two Board members have agreed to walk the community with Management and Park West to inspect the areas of proposed changes. Included in those proposed changes are front entry landscape replacement due to fire valves; landscape replacement of old material to bring more color to the community; trimming practices; tree replacement of dying trees and trees that are causing damage to owners backyards. They will provide a report to the rest of the Board and owners at the June meeting.
- Social Committee – Committee is 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
- Tree Committee – Committee is working with the City and Golf Course to move forward with the approved tree removals that owners submitted. The agenda included two applications that were received and the board did approve both requests as there were no oppositions received.
- Painting of the wrought iron – Proposals were reviewed however, due to the cost of the proposals, Management was directed to obtain another proposal from a vendor that had performed previous work in the community. The proposals are to be discussed at the June meeting.

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

President Jim Domen
Vice President Mike Rohfeld
Treasurer Fred Schultz
Secretary Robby Beskin
Member at Large Carlos Rodriguez