

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association  
From: Your Board of Directors  
RE: Community Newsletter Items for May 2015

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

## **MAINTENANCE**

The painting of the exteriors of all of the buildings is on hold until further information is provided from the construction defect attorney regarding our handling of the sheet metal issue at the bottoms of the buildings.

The Board approved upgrading the lighting in the center median at the entrance. We are still looking into up-lighting the trees on each side of the entrance, as well as adding lighting at the top of Balmoral parking lot area.

The Board approved adding mesh to the top of the West pool gate and a metal collar around the inside handle to deter reaching around and opening the gate to the pool without a key. Additional lighting will be added to the pool area as well.

## **LANDSCAPING**

The Board approved replacing our current landscape company. The new landscape company, CCB, will be starting on June 15, 2015.

In order to help do our part with regards to the current water conservation issues now in place CCB and the Board will start the application process to take advantage of the turf removal program currently being offered by the Yorba Linda Water District and the Municipal Water District of Orange County. They will pay \$2.00 a square foot to remove turf and replace it with drought tolerant plants. The area we are looking to change is the turf on the right side of the entrance. The application, approval, and implementation process will take some time, but we hope to see the change by the middle of summer. By choosing to participate in this program, we are doing our part to help with water conservation and hope to create a new beautiful area in the community.

*Professionally Managed by StoneKastle Community Management, Inc.  
22800 Savi Ranch Parkway, Suite 214, Yorba Linda, CA 92887  
Phone: (714) 395-5245 Fax: (866) 575-0549  
[www.stonekastlemgmt.com](http://www.stonekastlemgmt.com)*

## **TRASH CANS AT THE MAILBOX AREAS**

The Board approved the removal of the trash cans at both mailbox areas. No other HOA's provide trash cans at their mailbox areas and we found that many residents were throwing away their junk mail, pet waste and in some cases, their personal trash in these containers.

In trying to provide this convenience for the residents, we've found it has become too messy and costly for us to continue to incur this expense. For those residents affected, please recycle your unwanted mail in your home recycling containers and please dispose of your pet waste in your home trash containers. Home trash should never be placed in a community trash can.

## **OC PATROL CONTACT INFORMATION**

If you see or suspect anything out of the ordinary here in the community, please contact the Orange County Sheriff's department. Also, you can contact OC Patrol at (800) 525-1626.

**REMINDERS - Parking/Safelist:** The parking safelist is to be used for temporary purposes, i.e. guests and is never meant to be used for a resident's regular parking. It can also be used for the temporary addition of an extra vehicle to your household, but only after all available parking spaces in your home have been used. That means your garage must be maintained to accommodate two vehicles and if you have a driveway, it must be used to accommodate not less than two more vehicles. Rotating and safelisting multiple household vehicles is not allowed and will no longer be permitted.

Some residents here in the community have been using their garages for purposes other than storing their cars which is a violation of our community rules. Management will begin asking all residents here in the community to make sure their garages can accommodate two cars as required. If you have more vehicles than your available parking allows (either garage space or your driveway) you will be required to request an annual parking permit. Please refer to our Community Handbook for information about the requirements necessary in seeking a parking permit. If you have any questions, please call Stonecastle Community Management.

As a reminder, vehicles are only allowed to be issued a safe list pass for a total of 6 days in a 30 day cycle. To safe list a vehicle please contact OC Patrol at (800) 525-1626 (or <https://www.permitmycar.com/> and provide your name, address, contact info, make, model and license plate of the vehicle being requested. Don't forget to put the confirmation code on the dashboard to prevent an accidental tow!

## **OTHER GENERAL REMINDERS**

- **Pool Usage:** With summer approaching we ask that you keep an eye open when using the pool area. If you see someone that you don't believe lives in our community, please contact OC Patrol or the Yorba Linda Sheriffs, so that they may come and check their identification.

**Pool Rules:** Pool hours are Sunday-Thursday 6 AM to 10 PM, Friday and Saturday, 6 AM to 11 PM. Each member (family) is allowed to bring no more than four guests into the pool area at any time. Members must be with guests at all times while they are in the pool area. Unattended use of the Association's facilities by guests is prohibited. Children under the age of 16 must be accompanied by an adult over the age of 18 at all times. Alcohol is never permitted in the pool area and members violating any pool rules will be asked to leave the clubhouse area.

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Please remember no one is allowed in the pool area at any time without a proper pool key in their possession. Guests are to be accompanied by a resident at all times. In an effort to keep unauthorized persons from using our pool facilities, OC Patrol and the Yorba Linda Sheriff have been asked to regularly check and deal with trespassers accordingly.

- **Common Area Rule Violations:** The exterior of our buildings, except for the Plan 1 courtyards and Plan 1 & 2 backyards, are common areas...not for individual homeowners to modify, or to add their own personal items to the buildings or landscape. The goal is to maintain property values by insuring that our community has a uniform and consistent appearance, and not one that varies from building to building, and door to door.

Over time, many homeowners have attached decorations to their front doors and exterior walls, placed decorations and plants in their landscape and doorways, and have left garden hoses attached to their front hose bibs. These personal uses of our common areas are in violation of our community rules.

Several homeowners will soon be receiving letters from management, requesting compliance of our community rules. Thanks in advance for your cooperation.

- **Garage Rules:** Again, please remember your garage must be able to house 2 cars. Your garage is not to be used as a livingroom, a workshop, or to run a business. And, your trash cans must be stored within your garage at all times except on trash pickup day.
- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, June 8, 2015 at 7:00 p.m. at the association's clubhouse.

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