

# SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association

From: Your Board of Directors

RE: Community Newsletter Items for November 2014

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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 a claim with Shea Homes investigating if the association has a case for construction defects. The case is in the pre-litigation stage at this time. 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. Enclosed is updated information from the association's legal counsel and is being provided to lenders when escrows are opened with Management.

## **New Rules & Regulations**

**Clubhouse**– At the Board meeting held on November 10, 2014 comments were reviewed by the Board regarding initiating a clubhouse usage fee. After careful consideration of all the comments provided, the Board approved the fee implementation which will be effective January 1, 2015. The new rental application is included for your records. The fee will be \$25 for use on Monday through Thursday and \$100 for use on Friday, Saturday or Sunday. This fee will be in addition to the \$250 damage or cleaning deposit required.

## **New Board Appointment**

Wayne Dobberfuhr has been appointed to the Board to replace Norm Rosenbloom. Norm will be moving to a nearby community in Yorba Linda. We would like to thank Norm for his service as both a Board and Clubhouse Committee member.

## **New Clubhouse Committee Member**

The Board also appointed Ricki Pearl as a new member of the Clubhouse Committee. We'd like to thank Ricki, and ask that anyone else interested in volunteering please contact StoneKastle for information.

*Professionally Managed by StoneKastle Community Management, Inc.  
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## **Holiday Tree Decorating Volunteers Needed**

The association is currently looking for volunteers to decorate the Association's Clubhouse Christmas tree. Please contact [Lori@stonekastle.com](mailto:Lori@stonekastle.com) if you are interested.

## **General News Items**

**Holiday Lighting** – The Board approved the holiday lighting contract for the common area entrance.

○ **Pool Construction** – The Board approved a contract to repair the tile and coping for the pool which is scheduled to start December 8, 2014. The pool will be closed for approximately one week while this work is being completed.

○ **Top of Balmoral Landscape** - The removal of sod, and replacement with drought tolerant landscape, has been completed. As a reminder, this project was funded through local government programs, and came at no cost to the Association. **The Association should save thousands of dollars on water bills and ongoing weekly maintenance due to this change.**

○ **Roof Repairs** – Antis Roofing posted notices earlier this month in the community advising that roof repairs, tune-ups, and inspections will take place this month. If you have any questions, please contact StoneKastle.

○ **Annual Community Tree Trimming** – Our annual tree trimming has commenced. Please be careful, and stay clear of the workers.

## **OC PATROL CONTACT INFORMATION**

For temporary vehicle safelist requests (guests) shorter than ten (10) consecutive days please contact OC Patrol at (800) 525-1626 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!

○ **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, December 8, 2014 at 7:00 p.m. at the Association's Clubhouse.

***President, Mike Rohfeld  
Vice President, Robby Beskin  
Secretary, Wayne Dobberfuhl  
Treasurer, Pete Lanyi  
Member at Large, Steve Glenn***

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