

SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association
From: Your Board of Directors
RE: Community Newsletter November 2016

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CLUBHOUSE VOLUNTEERS

We are including this article again in the hopes that additional residents volunteer to join the clubhouse committee. With the upcoming holidays, the reservations are only going to be increasing and the current committee members would be grateful to have additional help in managing the clubhouse reservations. If you are interested in joining the clubhouse committee, please email Taryn at Taryn@stonekastle.com.

OPEN BOARD POSITION

There is currently an open board position on the Board of Directors. Mike Rohfeld, our past president, has sold and left the Community. We thank Mike for all of his efforts and accomplishments in his many years of service to the association. If you are interested in being considered to be appointed to the open position, please email Taryn at Taryn@stonekastle.com. A candidate statement will be provided to you to complete and the open board position will be included on the January regular meeting agenda. The Board will review the submitted candidates and appoint one candidate to fill the open position at the regular January meeting. For any questions regarding becoming a Board Member, please email Taryn Martin, Community Manager.

MEDIATION WITH SHEA

We are pleased to let you know that a mediation date, Monday, December 5th, has been set for the Association's construction defect claim; sheet metal that has rusted at the base of the buildings. Our board president, Betty Cowan and any other available board members will attend, represented by our attorney David C. Swedelson, Esq.

REAL ESTATE SIGNS

You may have noticed that the real estate for sale signs seem to be getting larger and larger. The approved size is "not larger than eighteen inches (18") by thirty inches (30)". We will be requesting that the larger signs be replaced with an approve size sign.

POOL HEAT

The pool heat has been turned off as of November 1, 2016 for the winter months. It will be turned back on April 1, 2017.

PAINTING PROJECT – HOLIDAY DECORATIONS

For the buildings that will be painted during the holidays, Homeowners will be required to remove holiday decorations so they do not impact the painting project from being completed.

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Pilot Painting will still distribute notices at least 3 days prior to each building from their start date so there is adequate time for each Homeowner to prepare their unit for the painting project. If you have any further questions regarding the painting project, please contact Taryn Martin, Community Manager, at StoneKastle Community Management; 714-395-5245.

Please remember to remove or cover the items being stored on your balcony/balconies and/or backyard patios so the painters have room to maneuver the areas in order to complete the painting of your respective building. There are a few homes that left items on the balcony while their home was painted. Anything left in the balcony or backyard patio areas or left uncovered is subject to being damaged and/or have overspray of paint possibly land on the items. Neither Pilot Painting nor the Association will be responsible for any item that is damaged. All Homeowners have been notified for several months in order to prepare for this project. If you choose to leave your items on the balcony or backyard patios uncovered or unprotected; you will be responsible for anything that may happen to it.

FIRE SPRINKLER TESTING – STILL OVERDUE!!!

There are **STILL THREE** homes that have not completed their fire sprinkler testing with Harris Fire Protection. At this point, the remaining homes that have not scheduled inspections with Fire Harris Protection will be charged a \$150.00 service fee by the vendor in order to have the inspection completed. If you are one of the homes that needs an inspection and you wish to avoid further expenses, please contact StoneKastle Community Management at your earliest convenience. Notices will be mailed to each owner's attention advising you of the importance in having this inspection completed. We realize this project is an inconvenience; however it is a mandatory test that must be done this year. Every home must be inspected before the report can be submitted to the appropriate authorities. Therefore your cooperation is sincerely appreciated and needed.

DIRECT TV – NEW COMMUNITY VENDOR – Welcome ElectroTec!

San Lorenzo has a new DirecTV vendor for the community! All of your DirecTV related calls can now be handled by our new vendor, ElectroTec Services. Their telephone number is 626-792-4146. We expect this new vendor will be able to provide better service to our community for any of your DirecTV needs. City Satellite, our former vendor is no longer handling any work here in San Lorenzo so please contact ElectroTec for any of your DirecTV needs from this point forward. If you are not a DirecTV customer and receive services from either AT&T or Time Warner, please continue to deal with your representatives from those services.

NO DECEMBER BOARD MEETING

The Board will not be meeting in the month of December. We hope everyone has safe and happy holidays; we will see you all at the next board meeting in the New Year!

- **Next Meeting:** Our next homeowner's monthly meeting is currently scheduled for the second Monday, January 9, 2017 at 7:00 p.m. at the Association's Clubhouse.

Your Board of Directors

Betty Cowan, President
Robby Beskin, Vice President
Wayne Dobberfuhr, Treasurer
Steve Glenn, Secretary