

# THE SAN LORENZO NEWSLETTER

Homeowner's Association

September, 2011

Dear Neighbors,

Fall is here and the San Lorenzo HOA Board is honored to serve you and the families throughout our community. In September, we continued to work diligently on your behalf to address the following issues to improve our quality life.

## **Fiscal Accountability**

- For the year to date period ending September, 2011, our expenses exceeded our income by \$13,131.00. The major contributor is our utility expenses. However, we anticipate our utility expenses to be reduced over the next three months. The pool heaters will be shut off starting in November.
- We still continue to get the most “bang for our buck” in HOA dues through our ongoing emphasis of monitoring vendor performance and costs.
  - ✓ In summary, a new Board philosophy of demanding excellent vendor service while pursuing lower rates has resulted in saving of \$650. per month.
- Our new collections policy also continues to secure late HOA dues payments.
- **RESERVE Study:** Please see the excellent financial stability of the San Lorenzo Homeowners Association on the last page of the newsletter.

## **Quality of Life & Aesthetics**

- Clubhouse Faux Painting has been completed and our club looks beautiful
- Utility Closet Assignments - There are utility closets that hold meters and some that do not throughout the community. The Board has crafted a draft policy to allow for resident use of the empty utility closets. The policy will be sent to residents.
- Dog Park and Play Ground – Many homeowners have expressed an interest in having a dog park and play area for children and grandchildren in our community. The Board is looking into this option and is welcoming input from the community for the potential project.

On October 15, 2011 we had our third annual block party at our club house. An estimated 75 people attended this event. We had catered food this year rather than block party committee members cooking the food. In addition, we were treated to a special karate exhibition by our neighbor Bruce Nguyen's karate class. Thank you Bruce! The kids were just outstanding.

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

Jim Domen  
President

Carlos Rodriguez  
Vice-President

Fred Schultz, CPA  
Treasure

Jessie Ortiz  
Secretary

Joe Capotrio  
Member at Large