

# SAN LORENZO HOMEOWNERS ASSOCIATION

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

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## **GENERAL DISCUSSION ITEMS**

Please be advised that if you are going to sell your unit, you need to disclose to any potential buyers that the association is continuing to be involved in a pre-litigation investigation of potential construction defect claims. Any questions can be addressed to StoneKastle management at (714) 395-5245 or email [Lori@stonekastle.com](mailto:Lori@stonekastle.com) to get further information to provide to a potential buyer.

## **MISINFORMATION AND MISUNDERSTANDINGS REGARDING PARKING RULES AND THE PLACEMENT OF PERSONAL PROPERTY AROUND THE COMMON AREAS HERE IN THE COMMUNITY**

At our 2 most recent HOA meetings on September 14, 2015 and October 12, 2015, the Board became aware that a few homeowners here in the community were circulating incorrect information with regard to the recent revised parking rules that (recently passed by the Board), as well as with regards to certain issues pertaining to the placement of personal property in the common areas here in the community.

Our parking rules and regulations comprise rules from our CC&R's, as well as additions and clarifications as contained in the recently mailed copy to all members here in the community. By and large, the parking rules that were recently revised contained very few new rules. **Most changes were clarifications of the existing rules, not new rules.**

As per our required procedure whenever new rules are proposed, they are mailed to all members in the community for a 30 day comment period before being voted on by the Board. This time, because there had been questions about which rules applied per previous revisions, all rules were placed in a single document and mailed to all members in the community for their review and comment. Following that 30 day period, the Board received about 6 replies, most of which were positive and supportive of the new rules.

Thereafter, the Board learned that misinformation was being circulated within the community regarding the new rules. This misinformation included whether a homeowner can back his car up and park it in their own driveway; how long, and under what circumstances, garage doors are permitted to remain open; whether or not someone could spend any time in his

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garage (other than moving a car in and out of the garage); and even misinformation about what decorations can be placed around your homes for the holidays.

Even though the Board has discussed these rules at length, and has tried to point out the misinformation being circulated by a few here in the community, a few basic points clarified at those meetings is again here worth repeating.

First, you **CAN** back your car into your driveway. To this Board's knowledge, no member of this community has ever been cited for backing up and parking their car facing the street, while parked in their own driveway. And, to this Board's knowledge, no prior board has ever cited a vehicle for backing into its own driveway as well.

The current rule requesting cars to be parked facing forward in a parking space, pertains to the general community, and guest parking, and exists to help facilitate our parking enforcement rules and regulations. **How you park your car in your driveway is not restricted in the rules.**

Next, with regards to our rules requesting that garage doors remain closed unless cars are entering or exiting the garage, exists to support the overall look here in the community. We are all fortunate to live in a luxury condominium community, and the appearance of our community is important to all of us. Having said that, if you are in your garage and want to keep the door open while you are in it, no one here in the community has ever been cited, or will be cited, for that reason. However, leaving your garage door open for hours at a time "just because" is a violation of our rules, and homeowners are requested to please keep their garage doors closed if they are not in their garage, or are not using it to enter or exit your garage. **This rule has been in effect long before any member of this Board was a member. It is not a new rule.**

Also, please keep in mind that our rules have long held that your garage is required to accommodate the number of cars for which it was designed. Using your garage for a living or recreational space, or a workshop, or storage, is a violation of those rules. **Once again, this rule has been in effect long before any member of this Board was a member. It is not a new rule.**

There was also a great deal of misinformation being spread throughout the community regarding the placement of personal property around the common areas here in the community.

It's also worth repeating, and briefly describing a little bit, about what's known as a *common area*, and what's known as an *exclusive use common area*.

Examples of each are as follows: If you have a balcony, or a rear yard, or a front courtyard, those areas are *exclusive use common areas* to which decorations, within our rules and regulations are permitted. A Plan 1 has a front courtyard, and a rear yard, and personal property is permitted to be displayed in those *exclusive use common areas*, within our rules and regulations. A Plan 2 has a rear yard, and a front balcony, and personal property is permitted to

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be displayed in those *exclusive use common areas*, within our rules and regulations. A Plan 3 has a rear balcony, and a Plan 4 has both a front and a rear balcony, and personal property is permitted to be displayed in those *exclusive use common areas* within our rules and regulations. Other than these specific *exclusive use common areas*, the exteriors of all units, including the exterior surface of your front doors, your front porch, and your adjoining side and front yards, are *common areas*, and are maintained by our community management. Maintenance of these *common areas* is the responsibility of the Board and community management. Decorations (not including holiday decorations) within these *common areas*, are not permitted. A discussion of why follows below.

**It is important to note that this Board has made no changes in any rules regarding the placement of personal property in the community areas here in San Lorenzo. These rules and regulations regarding the responsibility to manage and maintain the common areas is contained in Article 4 of our CC&R's and existed long before any homeowner here in the community became a member of this Board. These rules and regulations were drafted when this community was being built.**

Unfortunately, over time, various items of personal property were being placed and displayed, or left out in the community common areas. Many items were considered aesthetically pleasing by most, but other items were objected to by others. Over time, the amount of personal property being displayed, or left outside, increased, and some of it had nothing to do with some of the decorations which were viewed as pleasant by many. Hoses, tools, clothing and other items were left out, or displayed, and the overall look of the community was suffering.

With any type of situation like this, what one person might enjoy, or desire to store outside, another might object to. The Board felt that it was not fair to anyone to put itself in a position to be the judge of what was appropriate or pleasing, and what was not. As such, the Board made the decision to request that all homeowners remove all items of personal property **from the common areas** in order to be fair to everyone.

Most homeowners have kindly complied, and a few others have not. In those few situations, our management company will follow up with those few homeowners. If anyone has a question about what is common area, or an exclusive use common area, please contact management. Otherwise, **every home has areas where personal property can be displayed as permitted by our rules, that again, existed long before any member of this Board was a member.**

## **HOLIDAY DECORATIONS**

With the holiday season now here, the Board learned that one homeowner was circulating incorrect information about what decorations could, or could not, be placed around your homes. Our rules do in fact permit holiday decorations to be placed around your homes and for clarification, those rules are contained on page 8 of our Community Handbook. As a courtesy to our community, a copy of that page is attached to the end of this newsletter.

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**Again, if you hear about changes in our rules, which “supposedly” have been put in force, or other restrictions that don’t sound reasonable, please contact StoneKastle for clarification.** Both your management company and your Board have consistently tried to be reasonable and fair, and have tried at all times to help keep our community as nice as it is -- which is the reason that everyone moved here in the first place.

## **A FEW WORDS ABOUT OUR CC&R’S AND COMMUNITY HANDBOOK**

**Many of the rules and regulations**, which we are required to follow here in San Lorenzo, **are contained in our CC&R’s**. Everyone was given a copy of these rules when they moved here.

**It is important to remember that your Board did not write these rules. They were originally created and approved by the builder, the property developer, the city, and other various legal entities, and existed before the community was created.** The purpose of the rules is to provide certain basic guidelines by which everyone in the community can live and coexist, without unduly interfering with the rights of others. They also exist to help preserve the beauty of our community and in turn, its value, something which is important to all of us.

Despite that, the Board has learned that misinformation, and incorrect information, is currently being circulated by a few here in the community, about the rules and regulations that exist. Changes to these rules are rarely made, as it is both difficult and very expensive to do so. These rules are made for good reason. **This board, and to our knowledge, no previous boards, have ever made changes to our community CC&R’s.**

To support our CC&R’s, there is a set of operating rules as outlined in our Community Handbook. In order to promote the enforcement of these governing guidelines, our Board is permitted to make changes, clarifications and in some situations, additions, all to help promote the execution of, and the clarification of, our CC&R’s.

## **FURTHER DISCUSSION ABOUT OUR PARKING RULES CHANGES**

New parking guidelines were approved at the August 26<sup>th</sup> HOA meeting. Thirty days prior to approval, and per policy, these proposed changes were sent out to the community for your input. We received only 5 or 6 responses from a total of 174 units within the community, almost all were positive. Therefore, the new rules were approved. The changes were minor, and primarily sought to free up common area parking spaces for those residents who have a real and reasonable need to use the community parking to park their cars. To further clarify:

- Permits are required for common area parking **only between the hours of 2AM to 6AM.**
- Backing into common area parking stalls is prohibited for the simple reason that

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**OC Patrol needs to be able to readily see your parking permit displayed on your rear window as they drive through our community, without having to get out of their patrol car to do so.**

- **There are NO rules (and there never were) for backing your vehicle(s) into your own driveway. No cars have ever been, or will ever be, towed from your own driveway.**
- While both the CCR's, and the Community Handbook, both say that garage doors must remain closed at all times unless you are driving in or out of your garage, or moving your trash cans in or out of your garage, **NO RESIDENT HAS EVER BEEN CITED FOR HAVING AN OPEN GARAGE DOOR** when you are inside your garage or using your garage to enter or exit your home. Under these situations, you should have no fear of being cited for an open garage door. But please, keep your garage door closed when you are not inside it, or not using your garage.

**Your Board of Directors did not create the above rules.** They are, however, responsible for making sure that the CC&R's are being adhered to for the betterment, and the overall appearance of the community as a whole, and to maintain property values. We ask that you please do your part to help keep our community uniformly beautiful.

If you have any questions, please feel free to contact StoneKastle to discuss any questions or concerns you may have. Thank you for your assistance, cooperation and your understanding.

## **LANDSCAPING and WATER RELATED ISSUES**

As everyone knows, our state is experiencing a severe water shortage. You can't help but drive around your local community and see evidence of that everywhere. Cities are reducing the amount of water they are using to maintain their parkways and grass areas, and those changes are readily visible all around us.

San Lorenzo, like other communities, is now required to operate under a state mandated reduction in its water usage. As a result, we are required to limit both the amount of water we use, as well as the number of days we are allowed to water our landscaping here in the community. Failure to abide by these new limitations will result in financial penalties.

We are trying to do our part in reducing the amount of water we use. In that regard, we are looking to convert portions of our landscaping to what is now commonly referred to as "drought tolerant" landscaping. You can now see evidence of those changes here in our community starting first with the community entryway, and then the slope on the northern part of Emerald Downs which was converted over to drought tolerant landscaping. More areas to be changed will follow.

You've already also seen changes in the landscaping between our driveways. This change reduces the amount of water runoff from the driveway sprinklers. The feedback we've received so far has been positive.

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As many have seen, the grass area at the entrance to our community is likewise showing stress from the summer heat and the reduced watering. We are watering that area as much as we are permitted. Your Board is currently doing everything within its power to investigate alternatives to maintain that area as a beautiful focal point of our community.

## **OC PATROL CONTACT INFORMATION**

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

## **REMINDERS – PARKING/SAFELIST**

As a reminder, currently vehicles are only allowed to be issued a safe list pass for a total of 5 days within 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 INFORMATION**

- **Pool Heating Schedule:** The pool heater is scheduled to be turned off on November 1<sup>st</sup>.
- **Pool Usage:** 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, or not having your pool area entry key will be asked to leave the pool area.

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.

- **New Stop Sign on Emerald Downs:** A new stop sign was added on the uphill side of the street on Emerald Downs at Bold Ruler. Because of the blind turn at this intersection, the Board felt that the safety of those residents on the east side of Emerald Downs was compromised by those vehicles driving quickly uphill.

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- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, November 9, 2015 at 7:00 p.m. at the association's clubhouse.

## **Board of Directors**

Mike Rohfeld, President  
Robby Beskin, Vice President  
Wayne Dobberfuhr, Treasurer  
Elizabeth Cowan, Secretary  
Steve Glenn, Member At Large

Attachment