

SAN LORENZO HOMEOWNERS ASSOCIATION

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

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2017 APPROVED BUDGET

At the October board meeting the Board Members reviewed the budget for next year and voted to approve it. We are pleased to let you know that there will **NOT** be an increase in your association dues. They will remain the same at \$299.00 per month.

PAINTING PROJECT – INCLUDED AGAIN

The preparation and painting of the first street is currently taking place on Northern Dancer Lane. Pilot Painting is currently completing one building about every 4-5 business days. 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. Pilot Painting will still distribute notices 3-4 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. Pilot Painting nor the Association is responsible for any item being 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 FOUR** 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.

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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.

EARTHQUAKE INSURANCE

At the October board meeting the board members voted on the subject of earthquake insurance. The vote was against purchasing earthquake insurance. If we voted for it, our association dues would have been increased by \$22.00 each, bringing the dues up to \$321.00 per month. The policy up for review was for \$10 million dollars total property coverage for our community. That is approximately a 5th or 6th of the total value of the community. In most cases an earthquake does not total all the buildings, but damages some. For each building with damage, there would be a 20% deductible. On a building worth \$1,400,000, that would be \$280,000. that we would pay as a community. Each homeowner could be assessed 174th of that. We felt that the coverage was too expensive for what we would get in return.

The California Earthquake Authority offers a condo unit owners policy with coverage for your interior built-in items, personal property and loss of use. They also offer optional loss assessment coverage which may help you pay your share of condo association assessments to repair earthquake damage. If you are concerned about your share of cost should there be an earthquake, pay close attention to the line item coverage of earthquake loss assessment. For more information please go to EarthquakeAuthority.com.

NO DECEMBER BOARD MEETING

The Board will not be meeting in the month of December. Management and the Board will wrap up the remaining items for 2016 at next month's November meeting and reconvene the monthly Board Meetings starting in January 2017.

- **Next Meeting:** Our next homeowner's monthly meeting is currently scheduled for the second Monday, November 14, 2016 at 7:00 p.m. at the Association's Clubhouse.

Your Board of Directors

Robby Beskin, Vice President

Wayne Dobberfuhr, Treasurer

Betty Cowan, Secretary

Steve Glenn, Member At Large