

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 August, we continued to work diligently on your behalf to address the following issues to improve our quality life.

Fiscal Accountability

- Last month we maintained a balanced budget with year to date net income of \$1,356.00.
- We continue to get the most “bang for our buck” in HOA dues through our ongoing emphasis of monitoring vendor performance and costs.
- Here is a summary of the savings created by reducing vendor costs through August 2011:
 - ✓ Landscape services – \$4,044 total; \$337 per month
 - ✓ Building maintenance services (handyman) – \$2,304 total; \$192 per month
 - ✓ Patrol Services – \$516 total; \$43 per month
 - ✓ Pest Control – \$456 total; \$38 per month
 - ✓ Pool Services – \$480 total; \$40 per month
 - ✓ In summary, a new Board philosophy of demanding excellent vendor service while pursuing lower rates has resulted in \$650. per month.
- Our new collections policy also continues to secure late HOA dues payments with \$9,586 received so far this year.
- Similarly, last month your HOA Board worked to collect a reimbursement of \$11,567.47 from Shea Homes for roof repairs.
- **Planning For Our Future** – We are reviewing a reserve study analysis conducted by an independent party and will present the results by the November 15th deadline. The board has asked for some items to be reviewed and some new items to be included in the reserve study for calendar year 2012.

Quality of Life & Aesthetics

- Clubhouse Faux Painting Proposals – The Board approved a proposal for Faux Painting of the clubhouse interior walls.
- 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 for 30-day comment period.

- Board Member and Open Forum Code of Conduct policy – After receiving input and further revisions, the draft policy will be sent out for an additional 30-day comment period.
- 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.

Neighborhood Comment Corner:

“Hello, Just wanted to let you know what a great job the StoneKastle staff is doing. I have had ant issues and neighbor landscaping issues recently. When I phoned, I really felt like the people that helped me really cared. Also recently I have had to phone the new patrol company to safe list a guest's car. I really appreciated their helpful attitude. I heard another neighbor at Bunco say they have seen them patrol near their home several times and that they felt like it's a good company. Keep up the good work!!!!”

– **Elizabeth Cowan, Northern Dancer Lane** **August 5, 2011**

“I would like to express on behalf of Trisha and myself, how impressed we were with the latest Newsletter we received in the mail yesterday. It was so informative and insightful on what is going on in our community. This communication level is what every neighbor has to appreciate. You addressed the financial status to the safety of San Lorenzo and other concerns in between. Please keep up the good work. Important information shared from the Management company/Board of Directors to the residents, is very valuable (good or bad). Thanks to all.”

– **Larry and Trisha Kligerman** **August 6, 2011**

“We are so pleased with the Board and pleased that the board is taking homeowners interest and what they want. Especially, the landscaper, ParkWest is doing a great job.”

– **Erma Lee Haas, Emerald Downs** **August 8, 2011**

Have a comment let us know at: Jeanean@StoneKastleMGMT.com

Neighbors with Community Suggestions:

Garage Doors

Is your garage door really loud when opening and closing? Wayne Dobberfuhl on Northern Dancer has suggested buying garage door lubricant and lube the garage door track to help quiet noisy garage doors. Joe Capotrio suggested the Home Depot has two products 1) Blaster Garage Door lubricant and 2) Prime Flo Inc. (Garage Door Lubrication Kits).

Speeding

Residents are concerned about speeding and failing to stop at stop signs in San Lorenzo. The Brea Police department has been asked to enforce traffic violations in our community, speeding and failure to stop at posted stop signs. Please drive safely or you may receive a citation from the Brea Police Department.

Upcoming Committee Meetings

All residents are welcome to participate in our committees and help our community remain strong.

- Social – September 8, 2011 at 7 PM
- For more information go to our website at SanLorenzoYL.com

Save the Date for the 3rd Annual San Lorenzo Block Party on October 15, 2011...more information to follow.

Community Circular

It has come to our attention that a circular is being mailed to residents within our community, representing itself as the “Voice of San Lorenzo.” When reading this circular, please be aware of certain facts:

- The content of these circulars represents only the view and opinion of the person(s) sending them out, and does not in any way reflect the position of the Homeowners Association, the Board of Directors, or the Management company of San Lorenzo.
- The figures referred to in these circulars, when addressing financial matters within our community, have not been audited nor validated by any outside agency or governing body within our Association, and as such should be considered less than factual.
- The opinions and/or reports contained in these circulars are those of the author him/herself and have not been verified, validated for accuracy, endorsed, nor underwritten by the Management Company or the Board of Directors of San Lorenzo.

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