

SAN LORENZO HOMEOWNERS ASSOCIATION

To: All Homeowners of the San Lorenzo Community Association

From: Your Board of Directors

RE: Community Newsletter Items for September 2014

GENERAL DISCUSSION ITEMS

The Board discussed the current Construction Defect case that the association is investigating. Please be advised that if you are going to sell your unit, you need to disclose to any potential buyers that the association is currently involved investigating if the association has a case for Construction Defect – Pre Litigation. Contact Management at (714) 395-5245 or email Lori@stonekastle.com to get further information to provide to a potential buyer.

Park West Landscape Updates

The association has currently approved a turf renovation program for the top of Balmoral. The City will reimburse the association \$2.00 a sq. ft for removing turf and replacing it with plants which take less water. Once Park West starts the project it will be completed within 60 days.

We are currently bidding out tree trimming and should start in November 2014.

Included with this newsletter is a letter from Yorba Linda Water department limiting the watering days for the community to 3 days a week. We are currently set to a 5 day week watering schedule, you may start to see some areas struggling, and we will do our best to get coverage to all plant materials during the water conservation effort mandated by the City.

REMINDER: PEST CONTROL INFORMATION

Rodent Pest Technologies, Inc. is the contracted pest control company for the Association. They offer a discounted rate to the homeowners on the day of service for the community. They service the community on the 1st & 3rd Thursday of the month. All you have to do is call 888.583.9717 and tell them that you live in San Lorenzo and would like to have your unit/exclusive use area sprayed on the same day as service. The cost ranges from \$25.00 for spraying on a service day to \$35.00 for a non-service day.



OC PATROL CONTACT INFORMATION

For temporary vehicle safelist requests (guests) shorter than ten (10) consecutive days please contact OC Patrol at (800) 525-1626 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!

*Professionally Managed by StoneKastle Community Management, Inc.
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New Rules & Regulations

Parking – At the Board meeting held on September 8, 2014 comments were reviewed by the Board regarding storing of vehicles. There was no opposition and the Board approved the new rule. The new rule will be mailed to you shortly for your records.

OTHER GENERAL REMINDERS

○ **Holiday Lighting** – The Board approved the holiday lighting contract for the common area entrance. Lights will go up at the end of October but will not be turned on until Thanksgiving weekend.

○ **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, October 13, 2014 at 7:00 p.m. at the association's clubhouse.