

SAN LORENZO HOMEOWNERS ASSOCIATION

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

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BOARD OF DIRECTORS

Our Board of Directors member Pete Lanyi has resigned due to the fact that Pete sold his home and has moved from our community. We thank Pete for his service on the board and for his care and concern who gave generously of his time in helping to keep San Lorenzo a great place to live. He will be missed.

At our recent homeowners meeting on August 10, 2015, the board unanimously voted to accept the nomination of our newest member. It is with great pleasure that we announce the addition of Betty Cowan to our board. Currently, Betty will serve as our board's secretary, and we all look forward to working with her. Please join us in welcoming Betty.

PARKING RULES CHANGES

A few weeks ago, proposed changes to our parking rules were mailed out to our homeowners. We are approaching the end of the 30 day comment period, and thereafter the board will be voting on those new proposed changes. If any changes are approved, copies of the new rules will be mailed out to the community so please keep a lookout for any new changes which will become effective immediately.

PERSONAL OBJECTS DISPLAYED OUTSIDE YOUR HOME

We all take pride in our community and our homes here in San Lorenzo. Over time the Board has noticed more and more homes displaying various objects around the entryway including plants, art objects, signs, and other decorations which violate our rules with regards to the individual displays of personal objects being placed outside of your home. All such decorations and displays are prohibited except during certain holiday periods, as described in our rules and regulations.

In order to preserve the overall attractiveness of the community, our management company has recently sent out a number of letters to homeowners asking them to remove their personal items and decorations from around their homes. Doormats and alarm company signs are permitted for safety reasons, but other items, as mentioned above, need to be removed. This also includes hoses being hung from the buildings; again to preserve the overall attractiveness and value to the community.

*Professionally Managed by StoneKastle Community Management, Inc.
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Please do your part to help keep our community uniformly beautiful, and please remove any personal signs, plants, decorations, hoses, and other personal objects which are being displayed on doors, doorsteps, and other areas surrounding the outside of your home. Please keep in mind that these areas are considered common areas, and fall under the exclusive control and management of our homeowners association.

If you have any questions, please feel free to contact our management company to discuss any questions or concerns you might 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 over to what is now commonly referred to as "drought tolerant" landscaping. Soon, you will begin to see evidence of those changes around the community starting first with the community entryway which will be converted over to drought tolerant landscaping in the very near future, soon to be followed by other areas here in San Lorenzo.

You've already started to see those changes elsewhere here in our community in the landscaping between our driveways and the feedback we've received so far has been positive.

The grass area at the entrance to our community is likewise showing stress from the summer heat and the reduced watering. Although we are watering that area as much as we are permitted, it too is showing the effects of that reduced watering. Your Board is looking into alternatives to keep that area as a beautiful focal point of our community, and is continuing to do everything within its power to explore alternatives available to us in keeping that area attractive.

The Board is aware that the entryway is a focal point to our community and we are as concerned as you in wanting to make that area as attractive as possible. Please understand that there will be a transition period while we look for alternatives that sensibly use our available resources (water) and make sense. In the meantime, we ask for your patience and understanding while we investigate the alternatives that again make sense for the community, are affordable and look attractive.

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One option, as we reported last month, is our plan to look into whatever rebate monies are available for transitioning that grass area to a drought tolerant type of landscaping. We have submitted our application for a portion of that rebate money in order to preserve that option. We are also looking into alternative means to potentially preserve the grass area, and/or to combine that area with a combination of both grass and drought tolerant landscaping. We're also looking into alternatives such as artificial turf, and different ways to irrigate that area to make our available water go further.

YOU CAN HELP – At our recent HOA meeting, we were advised of several sprinkler areas that residents observed running more than the two times per week currently allowed by the water district. Our volunteer board, our management company, and our landscapers cannot catch each and every problem with regard to watering and/or stressed plant material. Individual residents are best able to notice these problems, as you live and move about your particular buildings on a daily basis. We ask that you please advise StoneKastle, at their phone or email listed below, whenever you notice any broken or leaking sprinklers, sprinklers running between the hours of 9AM and 6PM, any one sprinkler running longer than 15 minutes, or any other problems in regards to these areas. You too can help in this effort.

We will continue to keep everyone informed with any new information, as it becomes available.

DOGGY LITTER BAGS

Please continue to do your part in being a responsible pet owner. Please continue to pick up after your pets, dispose of that waste in your own personal trash containers, and do your part to help keep the community looking attractive.

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: The parking safelist is to be used for temporary purposes, i.e. guests, and is never meant to be used for a resident's regular parking. It can also be used for the temporary addition of an extra vehicle to your household, but only after all available parking spaces in your home have been used. That means your garage must be maintained to accommodate two vehicles, and if you have a driveway it must be used to accommodate not less than two more vehicles. Rotating and safelisting multiple household vehicles is not allowed and will no longer be permitted.

Some residents here in the community have been using their garages for purposes other than storing their cars, and that is a violation of our community rules. Management will begin asking all residents within the community to make sure their garages can accommodate two cars as required. If you have more vehicles than your available parking allows (either garage space or your driveway) you will be required to request an annual parking permit. Please refer to our

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Community Handbook for information about the requirements necessary in seeking a parking permit. If you have any questions, please call StoneKastle Community Management. As mentioned above, our revised and proposed parking rules and regulations have been mailed out to members of our community for their 30 day comments. A final vote on the proposed new rules will be taken later this month.

As a reminder, currently vehicles are only allowed to be issued a safe list pass for a total of 6 days in 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 REMINDERS

- **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 will be asked to leave the pool area.

Please remember no one is allowed in the pool area at any time without a proper pool key in their possession. 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.

- **Garage Rules:** Again, please remember your garage must be able to house 2 cars. Your garage is not to be used as a living room, a workshop, or to run a business. Additionally, your trash cans must be stored within your garage at all times except on trash pickup day.
- **Clubhouse Committee Volunteers Wanted!**
Neighbors wishing to use our clubhouse are assisted by members of our clubhouse committee which generously volunteer their time and effort in making sure that the clubhouse is accessible to anyone wishing to use it. We are still looking for volunteers to assist in sharing the duties of the committee which include making the clubhouse available to those persons reserving it, explaining the basic rules and use of the clubhouse, and then making sure it is closed and locked thereafter, and left in the same condition it was in at the beginning of the event. If you would be willing to volunteer your time to help, please advise Stonekaste, and you will be put in touch with a member of the committee. They will answer any questions you have, and will gladly accept your willingness to help. It doesn't take much time, and your participation on the committee is strictly voluntary and most sincerely appreciated.

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- **Next Meeting:** The next Board of Directors meeting is currently scheduled for Monday, September 14, 2015 at 7:00 p.m. at the association's clubhouse.

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