



# Village Briefs

San Lorenzo Village Homes Association

Editors: Nancy Van Huffel, Kathleen Harrigan

VOLUME I

DATE: January/February 2009

## PLEASE REMEMBER?

2009 Assessments are Delinquent if Not Paid by 1/31/09! The bills were mailed the first week in December 2008. It is your responsibility to call us if you have not received your bill! A \$10.00 late fee will be assessed as of 2/1/09 and interest will accrue starting 3/1/09. If you have questions, please contact our office.



**ASSOCIATION ANNUAL BOARD MEETING** Thursday, February 19<sup>th</sup> at 7:15 pm, San Lorenzo Community Hall

The agenda will be as follows:

1. Annual Report
2. Board priorities for the year

*The monthly Board meeting will convene immediately following this meeting.*

*Please note that prior to this meeting the Board will host a "Meet and Greet" night. Come out and mingle with your board members and other residents while enjoying a light dinner.*

## CC&R Reminders!

- Remove Holiday Lights by Jan. 30<sup>th</sup>
- Please submit plans to the Association Office **prior to any** landscaping or exterior work on your property including painting and installation of fences!

# Meet, Greet And EAT!!

**Thursday, February 19<sup>th</sup> from 5:30 to 7:15pm, San Lorenzo Community Hall**

- Do you know your elected Board Members?
- Are you aware of what's happening in your community RIGHT NOW?
- Do you want to find out about exciting things happening in SAN LORENZO? (farmers market!)
- Come to our first Meet, Greet and Eat of 2009. Join us for a FREE dinner at the Homes Association before our regularly scheduled Board Meeting
- FREE RAFFLE AND PRIZES (at 8:30 MUST be present to win!!!)

# COMMUNITY ENGAGEMENT COMMITTEE

## The San Lorenzo Village Homes Association Needs YOU!!!

The main objective of this committee is to recruit homeowners who want an active role in our community events and to form a committee to formulate and implement new ideas to bring people of all ages in our community together.

The initial goals of the committee are as follows (but not limited to):

- Formulation of NEW and exciting community events (Summer Concert Series, 4<sup>th</sup> of July Festivities)
- Help Steer our Annual Halloween Parade and Game Extravaganza, Winter Fest and Tree Lighting.
- Formulate and distribute a “Welcome to the Village Packet” and friendly neighbor program for people moving into the Village.
- Give Feedback and input to the newsletter and board regarding community events.

The Community Engagement Committee will meet the second Wednesday of every month at the HOA at 6:30PM (refreshments provided) First Meeting 2-11-09

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## Santa Clause came to San Lorenzo for the Holiday Season



This year the Community Engagement Committee invited Santa Clause to be part of the Annual Tree Lighting Ceremony. It was a very successful event and approximately 100 youngsters had their picture taken with Santa. Also, Supervisor Alice Lai-Bitker, some of our Board members, and the Administrator let Santa know their holiday wishes. Many special thanks to the Lyons Club for their participation and help in bringing Santa to our community.

In addition, the Arroyo High School Band performed at the Association's volunteer party and Stephen Stewart, SLZ resident lead us in a Sing-A-Long for the tree lighting ceremony.

**WE GOOFED:** The Association wishes to acknowledge **Shamrock Realty** for their major participation as a Gold Sponsor in our October's Halloween Parade Event. **Shamrock Realty** should have been recognized as such and we apologize for not including them. **Shamrock Realty** has always participated in community events and we sincerely thank them for doing so.

**The Board of Directors is asking you for your input on the following draft policy for front yards. This policy will be discussed at the March 19, 2009 Board Meeting and after input from the homeowners, the Board will either, pass, modify or reject the policy. Comments will be welcomed at the Board Meeting or prior to 3/19 may be emailed to [slzvha@aol.com](mailto:slzvha@aol.com) or you can call the Administrator, Nancy Van Huffel at 276-4554 ext 6.**

## **POLICY FOR FRONT YARDS**

The San Lorenzo Village Homes Association has the authority, under the Governing Documents, to maintain the aesthetic and architectural standards of San Lorenzo Village and protect the quality of residential use and enjoyment as well as property values at San Lorenzo Village. The Association establishes the following policy with regard to front yard aesthetics:

**Yard maintenance:** Yards must be maintained on a basis frequent enough to maintain an overall neat and well-kept appearance. This includes:

- Vegetation requirements: The majority of the front yard will consist of grass or short, maintained vegetation or groundcover.
- Decorative rock gardens and certain kinds of artificial turf are permitted if pre-approved in writing by the Association.
- All front and side yard (visible) landscaping shall be maintained in good condition, removing all weeds, and watering and trimming lawns and shrubs as often as necessary. This includes mowing front yards and side yards on corner lots as well as appropriate edging at sidewalks, driveways and curbs.
- Yard debris, including lawn clippings and tree & shrub trimmings, must be removed from view until trash pick-up day. Blowing, raking or sweeping lawn clippings and leaves into the street is not permitted.
- Pruning: Trees and Shrubs may not extend over paved areas in a manner that interferes with the usage of the paved area. All shrubs on the Lot must be neat and pruned. Dead plants, shrubs, and trees must be removed in a timely manner.
- Watering regularly without violating EBMUD conservation directives.
- Keeping Lot areas visible from the street picked up and clear of miscellaneous items which are not meant to be permanently placed in yard.

**Permanent structures:** The Association does not permit playground equipment and other permanent structures such as tree houses in the front yard. Outdoor lawn furniture, fountains, and other decorations must be in harmony with the external design of other structures and/or landscaping. It may not interfere with the reasonable enjoyment of any other owner of his or her property.

**Trash receptacles:** All trash containers must be hidden from general view except on trash pick-up day. If containers can be seen from the street, they are not out of view.

**Window coverings and treatments:** All windows that can be viewed from the street must have fitted window coverings and must be in good condition (no bent/broken slats, no tattered/torn edges). Covering windows with foil, blankets, sheets, or paper is not permitted.

**Basketball hoops and skateboard ramps:** Portable or street hoops and skateboard ramps need to be moved near the house or garage when not in use. At no time are portable or street hoops or skateboard ramps to be used or stored in the street.

**Holiday Decorations:** Decorative lighting and/or displays installed to celebrate a holiday season shall not be installed more than 30 days before the holiday and shall be removed within 30 days following such holiday.

**Other:** Additional examples of conditions which are not in compliance with this policy and the overall aesthetic goal of the Association are:

- Deferred maintenance of the property including painted surfaces.
- Miscellaneous unsightly items stored in view.
- Miscellany in Yard – Any items in yard which are not meant to be permanently placed in yard such as household furniture, toys or yard tools, and certain yard signs.
- Torn window screens.
- Graffiti on fences, trees, or house surfaces which has not been removed within 48 hours.

**Signs:** Commercial signs are not permitted, with the exception of one residential real estate sign, not more than six (6) square feet in area, advertising the residence for sale or lease. A small alarm service sign shall not be deemed commercial in this context. Political signs shall be no more than six (6) feet in height and may not exceed nine (9) square feet in area. Political signs may be installed for up to 60 days prior to an election and must be removed within 15 days following the election. All permitted displays shall not be permitted to become a visual blight or nuisance, such as through weather-related or other deterioration.

**Unapproved exterior changes:** All changes to the exterior of the residence, the addition of any structure, fence replacement or installation, painting, roof replacement, and major landscape modifications and installations must be pre-approved in writing by the Association.

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**ALICE LAI-BITKER:  
Alameda County Supervisor**

**OPENING ON THE BZA-**

San Lorenzo resident Frank Peixoto served this community well for several years as my appointee to the West County Board of Zoning Adjustment known by members of the community as simply, the BZA. Frank has decided to relinquish his seat on the BZA and since this is a very key position for the community I wanted to inform all of you of this vacancy.

I am currently in the process of selecting a replacement and wanted to use this venue to outreach to my constituents. For those of you who do not know, the BZA is the hearing body for all Variance and many Conditional Use Permit applications for the unincorporated areas of Alameda County. The BZA consists of 5 members, with one member each from Ashland/Hillcrest Knolls, Castro Valley, Cherryland, Fairview and San Lorenzo.

The BZA holds a public hearing on each application and takes action at the hearing. The hearings are held on the second and fourth Wednesdays of each month in the public hearing room located at 224 W. Winton Avenue, Hayward. The first hearing of the month is held at 6:00 p.m. with a field trip in the afternoon at 1:00 p.m. The second hearing of the month is held at 1:30 p.m. Prior to the hearing a staff member prepares a report on each matter for the BZA, and mails the report to the applicant and other interested parties. At

the hearing the BZA takes testimony from the applicant and then testimony from other persons wishing to speak on the matter. After the public hearing is closed, the BZA will either take an action or continue the matter to get additional information. The BZA's actions are final, subject to appeal to the Board of Supervisors within 10 days. If you have an interest in land use decisions that affect our community and the time to participate please submit your letter of interest to my Chief of Staff Shawn.Wilson or if you have any questions please feel free to call him at 510-278-0367 or email Shawn at [Shawn.Wilson@acgov.org](mailto:Shawn.Wilson@acgov.org). I would like to have this position filled as soon as possible.

**GRAFITTI**

I know that many of you have contacted my office due to the increase of graffiti in San Lorenzo. I have spoke to some of you personally and some through my District Office Staff. Your concerns have not fallen on deaf ears. I want to inform you that I am in the midst of developing a multi prong approach to combat this increase of blight. I am close to completing my meetings with all of the departments involved and I will have something to report in the next Village Briefs and at the Next Unincorporated Services Committee in February. Our Sheriff's Department, Code Enforcement Officer, Redevelopment Agency, Public Works, Probation and you the community will all share a part of this multi prong approach.



## **DO YOU HAVE A PROBLEM AND DON'T KNOW WHERE TO CALL? ARE YOU NEW TO THE AREA?**

The San Lorenzo Village Homes Association gets calls on a daily basis from homeowners who have a concern, questions, or a problem and don't know where to call. Since we are not equipped to handle every problem, this list will provide you with the proper agency and telephone numbers to contact in order to get assistance. Below are the numbers that are frequently requested.

### **Traffic problems, parking violations, non-emergency disturbances:**

Sheriff's Department...(abandoned vehicles in the street).....24 hr.. 510-667-7869  
Sheriff's Dept non-emergency..... 510-667-7721  
San Lorenzo Community Policing Deputies..... 510-667-7770  
California Highway Patrol (toll-free, Mon-Fri, 8AM-5PM)..... 510-581-9028  
(after hours & weekends).....1-800-540-7434

### **Potholes, debris in roadway, graffiti. Obstructed street signs, etc.:**

Alameda County Public Works Dept..... 510-670-5500

**Alameda County Permits/Planning Dept. ....(planning) 510-670-5400**

**ANY PLANS SHOULD BE CLEARED BY ASSOCIATION FIRST!(permits).510-670-5403**

**County Tree Cutting Permits/Info and Tree Ordinance..... 510-670-6467**

### **Sewage Troubles -garbage cans left in the street:**

Oro Loma Sanitary District..... 510-276-4700

### **Water Service:**

EBMUD..... 510-483-3540

### **Garbage & recycling, special pickup scheduling, problems with service.:**

Waste Management of Alameda County ..... 510-613-8710

### **Gas and Electric service or problems:**

P.G. & E.....1-800-743-5000

### **Burned out Street Lights:**

Alameda County Street Lighting (call with pole number and nearest address)..... 510-670-5518

### **Hayward Airport Noise Complaints:**

Hayward Airport Noise Hotline..... 510-293-8692

### **Fire Hazards/Code Enforcement:**

Alameda County Zoning..... 510-670-6400

### **Health hazards; garbage, rodents, dog feces, mosquito control, etc.:**

Alameda County Vector Control..... 510-567-6800

Alameda County Environmental Health..... 510-567-6700

### **Wild/dangerous animals, dogs running loose, fanciers permits, pickup of traps:**

Alameda County Animal Control..... 510-667-7763

### **Transportation for Physically Disabled:**

East Bay Para Transit..... 510-287-5040

### **Poison Information:**

Poison Control..... 1-800-523-2222

**Hayward Recreation District (Camps/Classes etc. for Residents)..... 510-881-6700**

### **Other Agencies:**

Alameda County Library (San Lorenzo Branch)..... 510-670-6283

San Lorenzo Unified School District..... 510-317-4600

San Lorenzo Post Office..... 1-800-725-2161

San Lorenzo Village Homes Association  
377 Paseo Grande  
San Lorenzo, CA 94580

BULK RATE  
U.S. POSTAGE  
**PAID**  
SAN LORENZO, CA  
PERMIT #03

**Inside this Issue:**

- ➔ ANNUAL MEETING INFO. & AGENDA
- ➔ ASSOCIATION MEET AND GREET BOARD MTG

***SAN LORENZO VILLAGE HOMES ASSOCIATION MONTHLY BOARD MEETING THE  
THIRD THURSDAY OF EVERY MONTH-  
DON'T MISS OUR ANNUAL MEETING 2/19/09 IN OUR COMMUNITY HALL!***



**SAN LORENZO VILLAGE NEWSLETTER**

Published by San Lorenzo  
Village Homes Association

Office Hours: Mon-Fri  
8:30 AM-Noon & 1-5:00 PM  
Phone: (510) 276-4554  
E-Mail: [slzvha@aol.com](mailto:slzvha@aol.com)

**BOARD MEMBERS**

Wulf Bieschke, President  
Kathy Martins, Vice Pres.  
Pat Pebelier, Sec/Treas  
Mel Medeiros  
Margaret Wright  
Web: [www.slvha.com](http://www.slvha.com)

**IMPORTANT REMINDERS!**

- ☉ ***DID YOU PAY YOUR 2009 ASSESSMENT? BILLS WERE SENT IN DECEMBER 2008 AND ARE DELINQUENT IF PAID AFTER 1/31/09. A \$10.00 LATE FEE AND INTEREST ACCRUE IF YOU DO NOT PAY ON TIME! NO EXCEPTIONS!***
- ☉ ***SAN LORENZO VILLAGE HOMES ASSOCIATION MEET AND GREET AND ANNUAL MEETING 2/19/ 2009 AT 5:30 pm!-SEE FRONT PAGE FOR FURTHER DETAILS!***