

# San Lorenzo VILLAGE

HOMES ASSOCIATION

Approximately  
5767  
HOMES  
IN A  
HISTORIC  
*David D. Bohannon*  
PLANNED COMMUNITY  
EST. 1945

MAY - JUNE 2026

Editor: Natalie Castle



## - HOME OF THE MONTH - 1598 VIA ESCONDIDO -

The San Lorenzo Village Homes Association proudly recognizes the beautiful home at 1598 Via Escondido as this month's standout property. This charming residence stands out with its meticulously maintained and manicured lawn. A mature, accenting tree complements the brickwork, blending seamlessly into the peaceful neighborhood setting. Kudos to the homeowners for their pride and dedication in maintaining such an outstanding landscape.

**"When you can't find the sunshine, Be the sunshine."**

Our volunteers make all the events happen. They are the reason everything works as it should. These photos are not all of them, but they make a huge difference in our lives and they deserve our gratitude. Many thanks from a grateful Village.



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Hours: Monday - Friday 9:00am-12:00pm, 1:00pm-4:30pm  
Office: 510.276.4554 info@SLVHA.com

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

## **PRESIDENT'S** **MESSAGE**



**Michelle Clowser**

San Lorenzo Village is stronger “together” as a community. We all come from different backgrounds, are at different times of life, have different cultures and life experiences. My mom always taught me that “different” means “special” and “stronger.” She was a pretty smart lady.

A single straw can bend. With enough force or stress on it, it can break. But when you place many straws together and tape (or bond) them together, they become an unyielding strong force. They are still individual straws with their uniqueness, but when they get together, they are stronger than they are individually. Nature knows this.

In times of stress or trouble, a strong and connected community can provide a welcome respite. Strangers become neighbors, and neighbors become friends.

Our local events help with that bonding experience and our community partners such as business, county and first responders are always helpful to make that happen because they know what makes a community strong. As we go through our celebrations and festivals, remember that we go to these to have fun, to be happy, to bond with neighbors, and to grow as a community. Our events are important, wherever they may be, whether they are family gatherings, block party BBQs, social clubs or town events.

Take some time and help out a neighbor, bond at an event, enjoy the differences in our community. Our differences and our “community” are our strengths.  
The San Lorenzo Village is stronger together, no matter what comes our way.

### **PLANNING A SPECIAL EVENT?** **HOST YOUR NEXT EVENT AT THE VILLAGE HALL!**



Discover the perfect venue for your special occasions at our newly renovated hall. Ideal for weddings, parties, corporate events, and more, our versatile space offers modern amenities and modern décor to elevate any gathering. Our hall accommodates 200 guests comfortably, with flexible rental options to suit your needs. Your Rental includes the main auditorium, stage, tables, chairs, updated commercial kitchen outside patio, and parking for your guest. Contact us today for more information at (510) 276-4554 or visit our website [SLVHA.COM](http://SLVHA.COM) and make your event unforgettable!

**10% Homeowner Discount**

# Class of 2026

CONGRATULATIONS!

Congratulations to the Class of 2026 from San Lorenzo, Arroyo, and Royal Sunset High Schools! Your hard work, resilience, and dedication have led you to this meaningful milestone.

As you begin the next chapter, may the lessons and experiences from your high school years continue to guide and inspire you. The San Lorenzo community is proud of all you've accomplished and looks forward to the impact you will make.

Wishing you continued success, growth, and exciting opportunities in the years ahead!

**NATIONAL NIGHT OUT** **NATIONAL NIGHT OUT** **NATIONAL NIGHT OUT**

**NATIONAL NIGHT OUT**  
  
**COME PICNIC IN OUR PARK!**

5pm-10pm  
 Tuesday August 4, 2026  
 377 Paseo Grande - San Lorenzo

**FREE HOT DOGS @ MOVIE (WHILE SUPPLIES LAST)**

- GAMES
- MARKETPLACE/ACTIVITIES
- FREE MOVIE NIGHT
- BRING A PICNIC
- VISIT WITH ALAMEDA COUNTY SHERIFF'S OFFICE, FIRE DEPT., CHP, FALCK & NEIGHBORS

**LIBRARY** **CHP** **FALCK** **MOVIE** **TOY STORY**

**San Lorenzo VILLAGE HOMES ASSOCIATION**

MCI\_0WSFR@SLVHA.COM for more info

**San Lorenzo VILLAGE HOMES ASSOCIATION**

**JULY 11, 2026**  
 377 Paseo Grande  
 9am-3pm  
 Kids' Events Fundraiser

**SAN LORENZO SWAP MEET**

Space: 2 parking spaces  
 \$10-SLZ resident  
 \$15-non-resident

Reservations: mclowser@slvha.com

Check or credit card only

**'SAN LORENZO' VILLAGE-WIDE GARAGE SALE DAY!**

**Saturday MAY 2 2026**

**San Lorenzo VILLAGE HOMES ASSOCIATION**

WE ADVERTISE YOU SELL FROM YOUR HOUSE NO REGISTRATION REQUIRED



So much to do,  
 So close to home!

The San Lorenzo Community Center reflects a strong partnership between the community and the Hayward Area Recreation and Park District, creating a welcoming space for recreation, learning, and wellness for all ages.

The newly renovated 8,236-square-foot facility features a commercial kitchen, flexible multi-purpose rooms for classes and youth programs, a dedicated Pre-K space, a fitness area, and an event hall accommodating up to 160 guests. The center opens to an outdoor patio overlooking the park's duck pond and includes solar panels to support sustainability.

This project completes the three-phase transformation of San Lorenzo Community Park, following major park improvements in 2017 and expanded recreational amenities in 2023. Funded by the Measure F1 Bond, the full project represents an investment of over \$41 million.

Programs will roll out in the coming months. For updates, visit [www.HaywardRec.org](http://www.HaywardRec.org) guide or follow the District on social media.



# TOM & THOMY THE VILLAGE REALTORS

Your Local Family Real Estate Company "Because your family matters most"

## Local homes. Local Knowledge. Local Village Realtors



Want to join the neighborhood fun? Call Thomy today **510-278-0800** to participate in The Village Realtors Annual Spring Sweep Garage Sale—Third Saturday in May!



Courtesy of Tom and Thomy Clements

### When you choose Village Realtors, you help us keep giving back to the community we love!



Tom & Thomy are Proud Sponsors of the San Lorenzo Little League Challenger Team



Thomy with head coach Randy Salling Proud Sponsors of the Arroyo High School Baseball



"Follow" Us On Instagram



"Like" Us On Facebook



We Hope you are Enjoying the Fruits of your Tomato Plant Courtesy of **Thomy & Tom!**

### THE VILLAGE REALTORS- Like Family helping Family: guiding San Lorenzo families through buying, selling, and every heartfelt step of real estate.



#### COMING SOON!



**Via Natal**  
3 Bedrooms, 1.5 Bathroom,  
1582 SqFt.

**Via Aires**  
3 Bedrooms, 1 Bathroom,  
1068 SqFt.

#### JUST LISTED!!

**17339 Via San Ardo**  
3 Bedrooms, 2 Bathrooms,  
1463 SqFt.

#### SOLD

**17469 Via Primero: \$715,000**  
3 Bedrooms, 1 Bathroom, 1000 SqFt.

**1649 Via Tovita \$825,000**  
3 Bedrooms, 1.5 Bathroom, 1430 SqFt.  
**987 Via Bregani: \$880,000**  
3 Bedrooms, 2 Bathroom, 1403 SqFt.



**Tom & Thomy**  
THE VILLAGE REALTORS  
Because Your Family Matters Most



DRE#00531488 - DRE#01857129 1048 Grant Ave., San Lorenzo, CA 94580 - 510-278-0800 - www.VillageRealtors.com



In accordance with the Civil Code Section 5320, the following is a summary of the San Lorenzo Village Homes Association's ("Association") Annual Budget Report and Annual Policy Statement. Members may receive at no charge a copy of the full Annual Budget Report and Annual Policy Statement and/or a complete copy of any document or summary mentioned below by submitting a written request to the Community Association Management at [info@slvha.com](mailto:info@slvha.com). Also enclosed with this summary are other statements, guidelines, and documentation required by law or governing documents.

### **ANNUAL BUDGET AND POLICY DISCLOSURES CHECKLIST**

1. **Pro Forma Operating Budget 2026-2027:** A summary of the pro forma operating budget, showing the estimated revenue and expenses on an accrual basis.
2. **Statement of Assessment Increase:** The Association will provide a statement to the Members to address whether it will increase in the regular assessment amount.
3. **Anticipated Special Assessments:** The Association must inform members of the Board anticipates requiring a special assessment, including reasons, estimated amount, start date, and duration.
4. **Reserve Summary:** A summary of the Association's reserve funds prepared pursuant to Civil Code 5565.
5. **Reserve Funding Plan Summary:** Summarizes the reserve funding plan adopted by the Board.
6. **Deferred Maintenance Items:** The Board must disclose if repairs or replacement of components with a life of 30 years or less are deferred with justification.
7. **Reserve Funding Mechanisms:** Describes the method for funding reserves (e.g., assessments, borrowing, deferral of repairs) to repair or replace major components.
8. **Procedures For Calculation and Establishment of Reserves:** The Association will disclose the procedures used for the calculation and establishment of those reserves to defray the future repair, replacements, or additions to those major components that the association is obligated to maintain.
9. **Outstanding Loans:** Members will be informed if the Association has loans and terms longer than one year, including details of the loan's terms.
10. **Insurance Summary:** A summary of the Association's insurance policies, including insurer names, types, limits, and deductibles, is provided in accordance with Civil Code Section 5300(b)(9).
11. **FHA and VA Certification Disclosure:** The Association will disclose whether it is FHA (Federal Housing Administration) or VA (Veterans Affairs) approved.
12. **Charges of Documents Provided:** A detailed list of fees for various documents and the production of requested items is enclosed.
13. **Contact Information:** Members must provide updated contact info annually, including their preferred method of receiving notices.
14. **Communications:** All communications to the Association must be submitted in writing to the Association's Administrator and must be submitted via email to [info@slvha.com](mailto:info@slvha.com), by personal delivery, or through U.S. mail to 377 Paseo Grande, San Lorenzo, CA 94580.
15. **Secondary Address Notification:** A member may submit a written request to have Association documents and notices sent to up to two specified addresses.
16. **Location for Posting of General Notices:** The Association has designated the enclosed bulletin board at 377 Paseo Grande, San Lorenzo, CA 94580, as the physical address for posting general notices, in addition to the Association's website.
17. **Member's Right to Receive General Notice by Individual Delivery:** Members may request general notices be sent by individual delivery through various methods, including email, certified mail, or overnight delivery.
18. **Member's Right to Receive Copies of the Association's meeting minutes:** Members have the right to request copies of the board meeting minutes, excluding the executive session materials.
19. **Assessment Collection Procedures:** The Association has established procedures for levying regular and special assessment in accounting with the Davis-Stirling Act.
20. **Assessment Collection Policy and Lien Procedures:** The Association's Collection Policy details procedures for enforcing assessments and includes information about the late charges, fess, payments plans, and dispute resolution.
21. **Discipline Policy and Schedule of Penalties:** Fines for violations are outlined, with escalating penalties for repeat or continuing violations.
22. **Dispute Resolution Procedures:** Internal Dispute Resolution and Alternative Dispute Resolution procedures are in place to address disputes between the Association and members.
23. **Architectural Standards:** The Association's Architectural Exterior Alterations Procedures set forth an Association's procedures regulating a Member's ability to make architectural improvements and modifications to their separate interest.
24. **Address of Overnight Assessment Payments:** The mailing address for the overnight payment for assessments is:  
San Lorenzo Village Homes Association  
c/o Administrator  
377 Paseo Grande  
San Lorenzo, CA 94580
25. **Membership List Op-Out:** Members can opt-out of the Membership List by notifying the Association, and their opt-out status will remain until changed.
26. **Additional Association Rules and Policies:** The Association has adopted additional rules and regulations to assist with the governance of the Association.
  - a. Accessory Dwelling Unit Policy
  - b. Backyard Outbuildings Policy
  - c. Voting and Election Rules
  - d. Fence and Garden Policy
  - e. Exterior Alterations Policy
  - f. Exterior Alterations Approval Procedure
  - g. Carport Policy
  - h. Front Yard Policy
  - i. Solar Energy System Policy
  - j. Non-Discrimination and Anti-Harassment Policy
  - k. Little Library Policy

The Board of Directors has approved and finalized the Association's budget for 2026-2027 fiscal year, which begins on July 1, 2026. Following a thorough review to maintain the community's financial stability while addressing essential expenses and future planning, the Board formally adopted the budget at its meeting on April 16, 2026. Homeowners were introduced to the draft budget in the March-April edition of the Village Briefs. Residents are encouraged to review the final budget and reach out with any questions.

## Senior Coffee Club Crafts

Sometimes the village seniors do a craft activity at Senior Coffee Club. On April 2, 2026, seniors painted eggs. They were wooden eggs that they could take home and keep. Seniors had a lot of fun preparing for Easter. All craft activities are donated by members of the public.



# VILLAGE ZUCCHINI CONTEST 2026

**Categories:**

- Heaviest
- Most unusual



Win \$25 gift card!  
(& bragging rights)

Submit your zucchini entry with name, category, and phone number to SLVHA Aug. 3-Aug. 10

Winners announced at Aug. 20 meeting



## 2026 Village Zucchini Contest

You are invited to participate in the 2026 San Lorenzo Village Zucchini Contest!

We are looking for the heaviest and most unusual zucchinis in San Lorenzo. Submit your zucchini in your chosen category with your name and phone number to SLVHA from August 3 to August 10.

Winners will be announced at the August 20 meeting. Win a \$25 gift card and endless bragging rights!

# Second Annual SLVHA Easter Egg Hunt



Saturday April 5, 2026 was the 2nd year for the SLVHA Easter egg hunt. There were about 60 kids on the front lawn scrambling to pick up Easter eggs filled with candy and toys. The younger kids' group aged 0-4 had first responder helpers from the Alameda County Sheriff's Office, the Alameda County Fire Dept. Slz Station 22, and the CHP-Hayward office along with their volunteers. The older kids' aged 5-9 spent most of their time hunting for the elusive golden egg! Don't worry, they found it. I think they also found a fun event bonding with their community that they will remember.



**San Lorenzo Village Homes Association**

**377 Paseo Grande**

**San Lorenzo, CA. 94580**



**SAN LORENZO VILLAGE HOMES ASSOCIATION VILLAGE BRIEFS**

**Published by the San Lorenzo Village  
Homes Association**

Edna Nado, Administrator/Community Manager

**Office Hours:**

Monday through Friday

9:00 AM – 12:00 PM & 1:00 PM – 4:30 PM

Closed during lunch hours: 12:00 PM – 1:00 PM

**SAN LORENZO VILLAGE HOMES ASSOCIATION**

**BOARD OF DIRECTORS**

**PRESIDENT**

MICHELLE CLOWSER

**VICE PRESIDENT**

DAVE CHAPMAN

**SECRETARY/TREASURER**

BRANDON LIN

**DIRECTOR**

KYLE CARLSON

**DIRECTOR**

DIANE WYDLER



Scan the QR Code

Subscribe online to our Newsletter



Hours: Monday - Friday 9:00am-12:00pm, 1:00pm-4:30pm  
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San Lorenzo Village Homes Association  
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