

San Lorenzo VILLAGE

HOMES ASSOCIATION

5,700
HOMES
IN AN
HISTORIC
David D. Bohannon
PLANNED COMMUNITY
EST. 1945

JANUARY - FEBRUARY 2026

Editor: Nanci Ortiz



- OUR COMMUNITY PARTNERS -

Since 2020, SLVHA’s annual Letters to Santa event has been a cherished holiday tradition, giving local children the opportunity to share their Christmas wishes and believe in a little extra magic during the season.

This year, that magic was brought to life in a truly special way. Our amazing community partners—the California Highway Patrol, the Alameda County Sheriff’s Office, and the Alameda County Fire Department Station #22—came together with one heartfelt mission: to make Christmas unforgettable for a deserving family.



TABLE OF CONTENTS

- 2 San Lorenzo Village Events
- 3 Election Reminder
- 5 CC&R Reminders

Through their generosity and compassion, the Deag family was showered with gifts, joy, and holiday cheer. Thanks to the kindness of those who serve our community year-round, Christmas was made even more meaningful, reminding us all that the spirit of the season is rooted in giving, unity, and love.

Hours: Monday - Friday 9:00am-12:00pm, 1:00pm-4:30pm
Office: [510.276.4554](tel:510.276.4554)

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

SAN LORENZO VILLAGE EVENTS



TREE- LIGHTING CEREMONY

On December 5, the San Lorenzo Village Homes Association hosted its annual Tree Lighting Ceremony at 377 Paseo Grande. The event began at 7 p.m., bringing together a warm crowd of community members to kick off the holiday season.

Board President Michelle Clowser and Vice President Dave Chapman were both present, joining neighbors in singing Christmas carols and enjoying hot cocoa.

A special thank-you to the Alameda County Sheriff's deputies and the firefighters from Station 22, who helped lead the carols and added to the festive spirit. And a big thank-you to our dedicated volunteers, Randy Waage and Carol Harada, for all their hard work in helping set up this wonderful event. It was a heartwarming night filled with community and holiday cheer.



SLVHA HOUSE DECORATING CONTEST



1st

Via Lucas, 1500 Block Alvarenga Family

2nd



16000 Via Harriet Buonopane Family

3rd



Via Rancho, 1500 Block ErazoFamily

2025 Winners



First Responder Santa Drive 2025



The annual Santa Drive in San Lorenzo brought festive cheer to the entire community. Board President Michelle Clowser and Vice President Dave Chapman led the way alongside Dave Chapman as Santa, with local first responders—including Fire Station 22, the Alameda County Sheriff's Office, the CHP- Hayward and Flack Ambulance—joining the joyful procession through the village. Families lined the streets, children waved with excitement, and the glowing lights and sirens added to the holiday magic. After the parade, kids were able to meet Santa at the village and take photos, creating special memories for the season. It was a heartwarming community tradition that celebrated togetherness, kindness, and the spirit of the holidays.



SENIOR VILLAGE DANCE



On Thursday, December 19, 2025, the SLVHA Community Hall came alive for the Winter Senior Dance, bringing together neighbors for an afternoon of music, laughter, and community spirit. Guests enjoyed a festive atmosphere, dancing to classic tunes, reconnecting with friends, and creating new memories. The event was a wonderful celebration of togetherness and the joy of the season. Be on the lookout next year for even more fun community events!

PRESIDENT'S MESSAGE



Michelle Clowser

Greetings and salutations!

We are in the middle of the bustling cold winter months in our little San Lorenzo Village and I know that we all have a lot to do. I just wanted to tell you how much I appreciate all of you. A “place” is just a “place,” but it takes the people in it to make a real community. We have an entire community of helpers. We all do our best to make things better. We help our neighbors, we help our children with education, sports and activities and we help each other every day even with just a smile or a wave. Sometimes life can seem rather challenging. The famous Mr. Rogers once told a story about his mom’s advice to him as a young child when he felt scared and didn’t know what to do. She said, “Look for the helpers. You will always find people who are helping.” Well, we have an entire village of helpers who are always trying to make life better for others. Thank you for making this a very special place to work and live. Keep up the good work! But also don’t forget to take the time to rest and recharge and enjoy life in this little village of ours. I’m very proud to be part of such a caring and connected community.



ELECTION REMINDER

The qualified candidates eligible to be elected to the Board as of the date of this reminder notice are, in alphabetical order of their last name, Taylor Aston-Nielsen, Dave Chapman.

BALLOT COUNT MEETING

The Ballot Counting Meeting for the election of one (1) member to the Board will take place at 10:00 a.m. on Thursday, February 5, 2026, at the Community Hall located at 377 Paseo Grande, San Lorenzo, California 94580.

CASTING OF BALLOTS

Not less than thirty (30) days after this Notice, the Association shall distribute ballots to all Members pursuant to Civil Code section 5115 and the Association’s Election Rules. Completed ballots must be returned to the Inspector of Elections via the following method:

Mailed: Completed ballots may be mailed to the Inspector of Elections at the following address:

SLVHA BOD Election 2025
UniLect Election Services,
P.O. Box 4569
Paso Robles, California 93447

The ballots will be mailed out to the homeowners on January 5, 2026. Mailed ballots must be received in the Inspector of Election’s Post Box no later than 3:00 p.m. on Wednesday, February 4, 2026, in order to be counted.

Hand-Delivery: Completed ballots can be dropped at the SLVHA Office during normal working hours and placed in the locked Ballot Box for the Inspector of Elections no later than 10:00 a.m. on February 5, 2026. Alternatively, members can hand deliver ballots directly to the Inspector of Elections between the hours of 9:30 a.m. and 10:00 am. on February 5, 2026, at the Association Hall.

ANNUAL MEETING

The 2026 Annual Meeting of the San Lorenzo Village Homeowners Association will take place on Thursday, February 19, 2026 at the Association Hall located at 377 Paseo Grande, San Lorenzo, CA 94580. Registration will begin at 7:00 p.m., and the meeting will be called to order promptly at 7:15 p.m.



Tom & Thomy THE VILLAGE REALTORS

Your Local Family Real Estate Company

We are pleased to have assisted in the sale of the following San Lorenzo Village Homes this past year, representing the families selling and purchasing these homes! We continue to strive for the HIGHEST PRICE, MOST FAVORABLE TERMS in the SHORTEST POSSIBLE TIME because "Your Family Matters Most".



ADDRESS	LIST	SOLD	ADDRESS	LIST	SOLD
17246 Via La Jolla	\$789,000	\$860,000	27692 Baldwin Street	\$500,000	\$525,000
15745 Via Corta	\$789,000	\$790,000	15725 Via Represa	\$874,000	\$905,000
17033 Via Primero	\$787,000	\$830,000	15934 Paseo Del Campo	\$775,000	\$838,000
16080 Via Del Sol	\$825,000	\$825,000	1975 Bandoni Avenue	\$975,000	\$1,120,000
16148 Hesperian Blvd.	\$730,000	\$700,000	1831 Via Natal	\$850,000	\$1,000,000
17277 Via Alamitos	\$775,000	\$830,000	898 Hacienda Ave	\$688,000	\$750,000
15067 Churchill St.	\$860,000	\$873,000	1365 Via Vista	\$587,000	\$650,000
987 Via Bregani	\$850,000	\$880,000	15620 Tracy Street	\$650,000	\$675,000
1354 Culver Place	\$405,000	\$405,000	1819 Arena Street	\$815,000	\$850,000
1366 Culver Place	\$550,000	\$585,100	16129 Carolyn Street	\$875,000	\$835,000
16050 Via Conejo	\$785,000	\$770,000	1890 Bandoni Avenue	\$1,099,000	\$1,067,000
Representing Buyers			15319 Beatty Street	\$725,000	\$820,000
2706 Harvest Ln.	\$338,000	\$335,000	18351 Via Jose	\$950,000	\$1,150,000
56 Fountainhead Ct.	\$509,000	\$520,000	17525 Via Primero	\$708,000	\$1,030,000



Tom, Thomy & The Village Realtors.. Actively involved in our San Lorenzo Village Community!

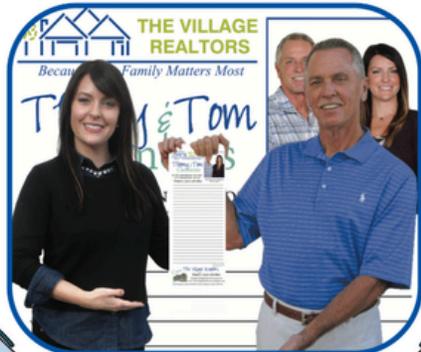


Thank You for
Participating in our
Successful Toys for
Tots Drive!



Thomy having a blast with Ms. Barragan's Kindergarten Class at Del Rey Elementary doing math activities using pumpkins. Each student got to take a pumpkin home.

BE ON THE LOOKOUT!



The Village Realtor
NOTEPADS ARE HEADING YOUR WAY!

HIGHEST
PRICE...
MOST FAVORABLE
TERMS...
SHORTEST TIME
POSSIBLE!

Schedule a Courtesy Estimate of Value with Thomy & Tom Today!



Successfully Assisting San Lorenzo Village Families with Real Estate!



Coming Soon - Available - Pending

ADDRESS	PRICE
Via Primero	Coming Soon!
3 Bedrooms, 1 Bathroom	
Via San Ardo	Coming Soon!
3 Bedrooms, 2 Bathroom	
Via Esperanza	Coming Soon!
3 Bedrooms 2, Bathrooms	

ADDRESS	PRICE
Cumora Ave	Coming Soon!
3 Bedrooms, 1.5 Bathrooms	
1649 Via Tovita	\$840,000
3 Bedrooms, 1 Bathroom	

With Confidence • Call Tom and Thomy today at 510-278-0800

Your Local Family Real Estate Company

www.TheVillageRealEstateCompany.com



Tom: CalRE # 00531488 Thomy: CalRE# 01857129

CC&R REMINDERS

The reminders highlighted below are a few violations commonly reoccurring in the village. You can find our policies on our website at slvha.com. These policies are written to support and clarify the CC&Rs. For additional guidelines please refer to the CC&Rs for your specific tract by contacting the Homes Association directly at (510) 276-4554.



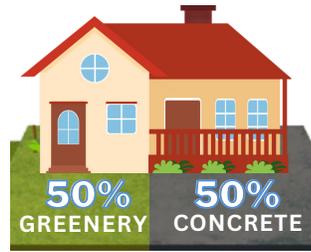
WATER YOUR GRASS

Please water your lawn regularly to keep it green and healthy. Dry, brown grass affects the neighborhood's look, so water in the morning or evening to maintain a neat appearance.



HOLIDAY DECORATION

Holiday decorations must be removed within 30 days after the holiday. If you haven't already, please take down and store all decorative lighting and displays.



CONCRETE COVERAGE

An application is required for installing a new or removing an existing driveway. Concrete driveways and walkways are limited to 50% of the front yard area, including any hardscape.

Violation Notices: November/December 2025			
Yard Maintenance	435	Holiday Lights	37
Plans Required	522	Noise/Nuisance	12
Unpaved parking & Stored cars, RVs, Boats, Trailers, etc.	98	Trees, Shrubs, Vegetation	86
Building Maintenance	57	All other Misc.	163
Items in Yard	141	Unauthorized ADU	46
Multiple Violations	124	CLOSED	526
		TOTAL	1721

EXTERIOR MODIFICATIONS, CHANGES, & RENOVATIONS.

THINKING ABOUT making an alteration, modification, change, renovation, or repair that will affect the exterior of your home? Whether working on the roof, landscaping, home addition, paint, windows, fence, driveway, walkway, or even adding a backyard shed, etc., it is our responsibility as the Homeowner/Member of the Homes Association, to submit an architectural application along with a design plot plan and specifications (e.g., colors, measurements, materials, elevations, setbacks, etc.). All applications must be submitted to the Homes Association for review and approval prior to commencing any work. Failure to submit plans and obtain written approval from the Homes Association is a violation of the CC&Rs and can result in a hearing before the Board of Directors and possible fines imposed. The application process is very simple and starts with submitting an application.

ARCHITECTURAL APPLICATIONS (November/December 2025)			
Application Type	# of Applications	Application Type	# of Applications
Roof /Gutters / Solar Panels	28	Fence/Gate	12
Front Yard Landscape Exterior	11	Backyard Shed/ Outbuilding	3
Painting	20	Home Additions	3
Tree Work	19	Others	24
Accessory Dwelling Unit	5	Pending	51
Pavement/Driveway	7	Denied	37
Windows & Shutters	7	Approved	51
		Total	139

The Architectural Application Form and policies can be obtained via the Associations website at: www.slvha.com or, if you have questions, please email info@slvha.com or call (510) 276-4554 for further information and details.



**ALAMEDA COUNTY
TREE ORDINANCE**

Did you know that it is illegal to CUT, REMOVE, TRIM, PRUNE, TOP a tree in the county right-of-way adjacent to your property or residence without a permit?

You are **REQUIRED** to obtain a permit to perform any work, on any trees, located in the road right-of-way.

Sabia usted que es ilegal CORTAR, REMOVER, PODAR, SOBREPASAR un arbol al lando de su propiedad sin un permiso del condado?

Usted **NECESITA** obtener un permiso del condado para cualquier modification de un arbol plantado en terreno del condado.

Please contact us for more information.
Call: (510) 276-4554
E-Mail: administrator@slvha.com

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

Village Properties

"Your Neighbor & Realtor"



Successfully helping Village families with all Real Estate needs. Whether Selling or Buying a home, handling a Trust/Estate Sale, or Property Management, we're here to partner with you. YOUR best interest is our PRIORITY.



COMPLIMENTARY
STAGING W/ LISTING



HOME VALUE
ANALYSIS \$\$



NEED SIGNS?
WE DELIVER!!



NOTARY
(COMPLIMENTARY)



PROPERTY
MANAGEMENT

Sam & Jessica, "YOUR NEIGHBOR & REALTOR"

LOCATED AT 15845 CHANNEL ST. SAN LORENZO, AT ARROYO CENTER

CALL US AT **510-481-8400**

BRE#01838297

"The Village is our home, making us the best fit to sell yours"

GRAHAM TREE SERVICE INC



"WE ARE A CUT ABOVE THE REST"

24 HOUR EMERGENCY SERVICES

520 DOOLITTLE DRIVE
SAN LEANDRO, CA 94577

ABOUT US

Graham Tree Service offers a variety of tree services to residential and commercial clients throughout the Bay Area including difficult tree removal, tree trimming & thinning, view clearing, stump grinding, fire prevention. The company also provides insurance work & crane services.

Ray Graham has built a loyal client base through hard work and dedication to customer service. Repeat business and referrals are important to us & we accomplish this by making sure our clients are happy.



- FREE ESTIMATES -
Call (510) 383-9585



OUR SERVICES INCLUDE:

- Tree Removal
- Trimming
- Brush Clearing
- Insurance Work
- Emergency Tree Work
- View Clearing
- Fire Prevention
- Brush Chipping
- Thinning
- Stump Grinding
- Immaculate Clean Up
- Crane Service

LICENSED & BONDED
Licensed #689022

FULLY INSURED

SHAMROCK REALTORS



James and Rosalyn Esmeyer
 Broker-Owner
 DRE#01363681 DRE#01404304 JamesEsmeyer@yahoo.com

(510)909-8344

FOR SALE 1606 Morton Street- Alameda Five unit property

(5) 1 bed/1 bath
 1 car garage per unit
 Plus 2 additional storage buildings
 10,000 SF lot with possibilities to add
 Great corner lot, location! Call James for more information.



This is an outstanding property that you don't want to miss.



FOR SALE 2312 San Antonio Avenue Alameda – Five-Unit Property Includes:

- (2) Two-bedroom, one-bath units
- (3) One-bedroom, one-bath units

Prime central location near Park Street, downtown Alameda, shopping, restaurants, and more. Call James for more information.



Castro Valley's best kept secret! Available now! Priced to sell! \$730,000



20111 W Ridge Ct. #12
 2 large beds/2.5 baths,
 large 2 car garage,
 laundry, gourmet
 kitchen, completely
 updated! Must see!



Recently Sold!



1141 Ptarmigan #6 Walnut Creek SOLD \$430,000



5644 Alhambra Hills Ct Martinez SOLD \$940,000



466 Lupine Hayward SOLD \$715,000



974 Kramer San Leandro SOLD \$790,000

This information is deemed reliable but not guaranteed as stated in the MLS

San Lorenzo Village Homes Association

377 Paseo Grande

San Lorenzo, CA. 94580



SAN LORENZO VILLAGE HOMES ASSOCIATION VILLAGE BRIEFS

SAN LORENZO VILLAGE HOMES ASSOCIATION BOARD OF DIRECTOR

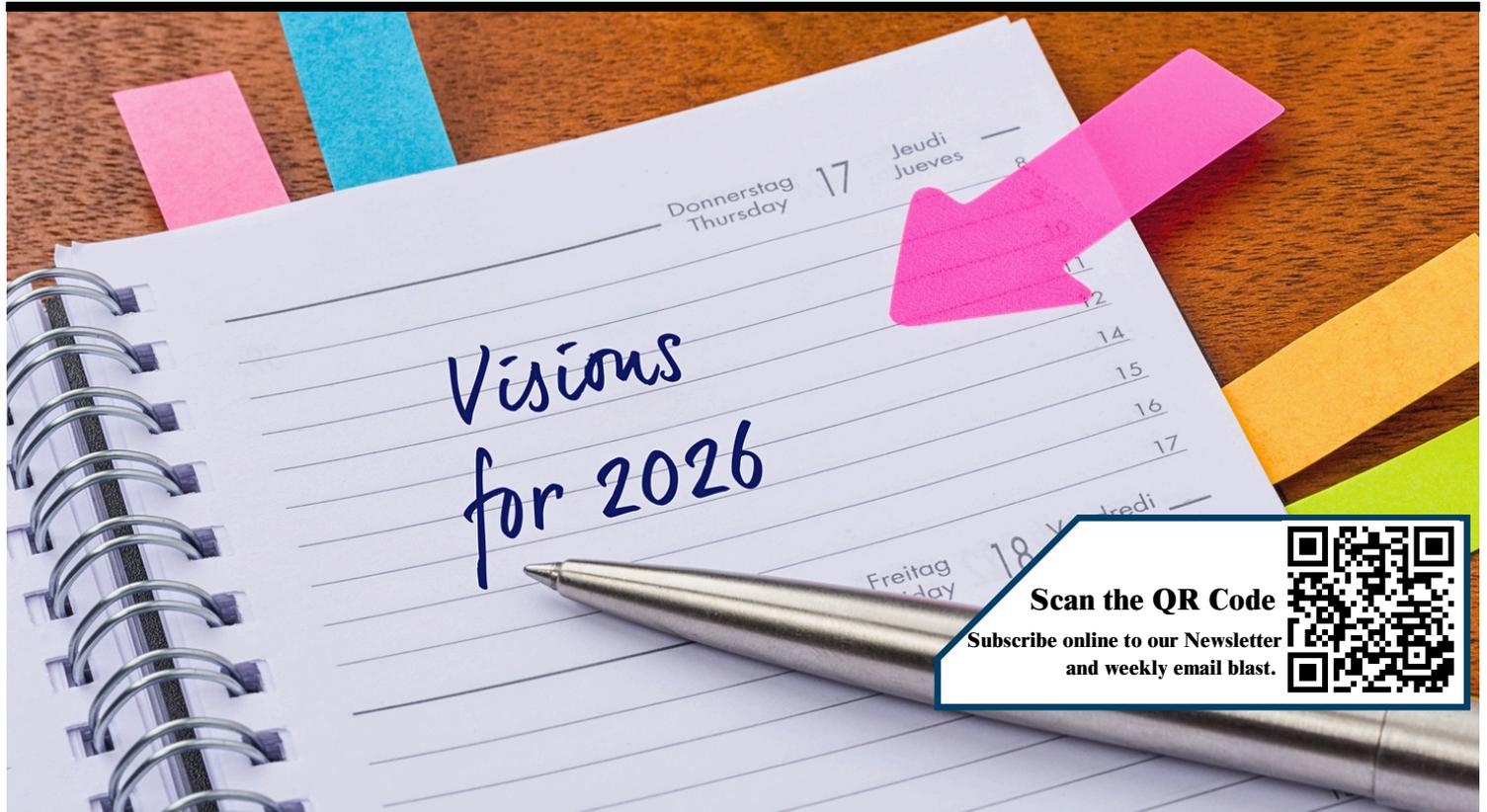
PRESIDENT
MICHELLE CLOWSER

VICE PRESIDENT
DAVE CHAPMAN

SECRETARY/TREASURER
BRANDON LIN

DIRECTOR
KYLE CARLSON

DIRECTOR
DIANE WYDLER



Scan the QR Code

Subscribe online to our Newsletter
and weekly email blast.



Hours: Monday - Friday 9:00am-12:00pm, 1:00pm-4:30pm
Office: [510.276.4554](tel:510.276.4554)

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