

San Lorenzo VILLAGE HOMES ASSOCIATION



SEPTEMBER - OCTOBER 2026

Editor: Natalie Castle



- HOME OF THE MONTH - 1620 VIA TOVITA -

Congratulations on being selected as Home of the Month! Your home stands out for its beautifully maintained landscape, neat and orderly appearance, and the pride you take in keeping your property looking its best. The well-kept yard and attention to detail make a positive contribution to the appearance and appeal of the entire community. Your efforts are truly appreciated and deserving of this recognition.

TABLE OF CONTENTS

2	President's Message
3	Our Local Heroes Commendation
4	Notice of Nomination Procedures & Call for Candidates
6	Board Candidate Nomination Form
9	Zucchini Contest Winners
11	National Night Out 2026

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

This year has gone by so fast. As we finish up the summer months, we're looking ahead to cooler Fall months, getting out those Fall hoodies.

Just like everything in life, balance is key. Our Association works best in balance. The office staff and the board try to balance between doing our best with enforcing CCR's, following the law, and also understanding homeowner issues. Board members are also homeowners and are volunteers. We also try to help provide balance to homeowner day-to-day struggles by providing a respite through community events, allowing homeowners opportunities to do some community bonding.

That's not a small thing.

Growing up in this town, my parents taught me a few things that help neighborhoods get along. Generational fueds start with little momentary stuff like words spoken out of anger, noise late at night, smoke coming in a kid's bedroom window. Respect for neighbors can be as simple as thinking about them and maybe talking to them ahead of time, connecting with each other.

Sometimes keeping peace in a neighborhood, where people live for generations, makes all the difference in enjoying ourselves. Many times these days we don't even know our neighbors. That's why community bonding activities are so important. They help smooth things over.

They help us understand folks better. They help us connect.



Next Earthday's theme for the Shirley J. Clowser memorial science fair is "EVERYTHING IS CONNECTED". That's true for science, for earthday as well as for our communities.

Connected communities are safer, stronger and happier.

MAY THE ROAD RISE TO MEET YOU,

MICHELLE CLOWSER, SLVHA PRESIDENT



EMBER & WHISK

Fall Cookie Sale

SATURDAY, OCTOBER 17 · 9AM-1PM

18480 Via Pequena, San Lorenzo

Nana's Dutch Apple Crumble
Ember Raisin-Loaded Brown Sugar Oatmeal
Spiced Brown Sugar Peanut Butter

emberandwhiskco.com

Hope In Every Bite

OUR HEROES

On June 13, 2026, these local heroes entered a burning San Lorenzo Village house to save two young children and a corgi named Matcha:

Alameda County Sheriff's Office Deputy Alex Huang and Deputy Cheyne Abbey-Chong and Alameda County Fire Department Captain Oliver Knodel-Sherman, Engineer Trevor Davies and Firefighter Martin Vega-Martinez.

On August 6, 2026, the San Lorenzo Village Homes Association board awarded them commendations for their heroic actions. Many thanks from a grateful Village!



HOUSEHOLD HAZARDOUS WASTE DROP-OFF EVENT
SUNDAY, SEPTEMBER 20, 2026

REGISTER NOW

We're hosting a **FREE** one-day drop-off event for toxic household items! Gather all your household hazardous waste and take it to the Oro Loma Sanitary District (2655 Grant Avenue, San Lorenzo) on Sunday, September 20, 2026.

By appointment only.

REGISTER NOW:

www.StopWaste.org/hhw-sanlorenzo

Materials Accepted:

- Batteries
- Paint and paint-related products
- Electronics
- Motor oil, gasoline, and auto fluids
- Medicine
- Household cleaners
- Propane tanks
- Fluorescent light bulbs

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JOIN US IN SHAPING THE FUTURE

RUN FOR THE SAN LORENZO VILLAGE BOARD OF DIRECTORS

We are excited to announce a Call for Candidates for the San Lorenzo Village Board of Directors. This is a wonderful opportunity for community members to step forward and take part in guiding the future of our neighborhood. Serving on the Board allows you to make a meaningful difference—helping to set priorities, support community initiatives, and ensure San Lorenzo Village continues to thrive.

If you are passionate about giving back and sharing your vision, we encourage you to consider running for the Board of Directors. To submit your candidacy, please review the enclosed nomination form and candidacy statement. We welcome all residents who are eager to contribute their time, ideas, and energy to our community. Your involvement today can help shape the San Lorenzo Village of tomorrow—we hope you'll consider this rewarding opportunity!

NOTICE OF NOMINATION PROCEDURE & CALL FOR CANDIDATES

SAN LORENZO VILLAGE HOMES ASSOCIATION

(Cal. Civ. Code §§ 5115, 5103)

September 4, 2026

Dear Members:

The 2027 Annual Director Election of the San Lorenzo Village Homes Association ("**Association**") has been scheduled for **10:00 a.m. on February 4, 2027**, at the Community Center Auditorium located at 377 Paseo Grande, San Lorenzo, California 94580. The purpose of the election will be to elect two (2) Members to the Association's Board of Directors ("**Board**"). This Notice is being provided to all Members in satisfaction of Civil Code section 5115(a).

NOMINATION DEADLINE

The deadline for submitting a nomination is **5:00 p.m. on Thursday, December 3, 2026**. This deadline shall not be less than thirty (30) days before ballots are distributed.

CANDIDATE QUALIFICATIONS

To be eligible to run for the Board, the person must, at the time of nomination, satisfy all Candidate Qualifications contained in the Association's Election Rules. The Candidate Qualifications include:

- **Record Owner.** The person must be the record owner of a Lot or Unit within the Association.
- **Title in Name of Company.** If title to a Lot is held by a legal entity (e.g., Corporation, Limited Liability Company, Limited Partnership, etc.), the governing authority of that legal entity shall have the power to appoint a natural person to be a Member for purposes of being a candidate for the Board.

If you intend to be a candidate and believe that you may be subject to disqualification by failing to satisfy the Candidate Qualifications at the time of nomination, the Association hereby offers you the opportunity to engage in Internal Dispute Resolution (IDR) in accordance with the Association's established IDR procedures. If you would like to engage in IDR, please contact the Association's community manager as soon as possible.

NOMINATION PROCEDURES

Provided that Members seeking candidacy for a position on the Board satisfy all the Candidate Qualifications at the time of nomination, such Members may be nominated or nominate themselves by the following procedures:

Candidate nominations must be submitted in writing, via the Nomination Form, to the Association's Administrator/Community Manager ("Administrator") at any time prior to the Nomination Deadline. **Failure to submit a Nomination Form to the Administrator prior to the Nomination Deadline will result in the candidate's name being omitted from the ballot.**

After collecting all properly submitted nominations, the Board, the Community Manager at the Board's direction, or a Nominating Committee established by the Board, shall: (1) confirm each nominated person's eligibility to serve under the Election Rules; (2) confirm or cause to be confirmed each eligible nominee's acceptance of nomination (if nominated by someone other than the nominee); and (3) prepare or cause the preparation of correspondence to any nominee who was disqualified to run for the Board and the reason(s) for that decision.

If, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, then the Board may, after voting to do so, seat the qualified candidates by acclamation, provided the statutory prerequisites have been satisfied.

NOTICE OF MEETING & CANDIDATE LIST

After the Nomination Deadline and not less than thirty (30) days prior to the distribution of ballots, the Association shall provide general notice of the following: (1) the list of all candidates that will appear on the ballot, (2) the date, time and address of where ballots are to be returned by mail or handed to the Inspector of Elections, (3) the date, time and address of the meeting at which ballots will be counted, (4) a statement of each Member's right to verify the accuracy of their individual information on both the Candidate List and the Voter List, and (5) a statement of each Member's right to request individual delivery of the foregoing items.

If you have any questions regarding the foregoing, please contact the Association's Administrator:

**Edna Nado, Administrator/Community Manager-CACM,
San Lorenzo Village Homes Association edna@slvha.com**

NOMINATION FORM & APPLICATION FOR CANDIDACY TO THE BOARD OF DIRECTORS

SAN LORENZO VILLAGE HOMES ASSOCIATION

(Cal. Civ. Code § 5115)

September 4, 2026

Dear Members:

The Annual Meeting of the Members of the San Lorenzo Village Homes Association (“**Association**”) will be held on Thursday, February 4, 2027. Each Director elected will serve a three (3) year term.

If you are interested in serving on the Board, please complete the enclosed two (2) page application. Your completed application must be received by the Association, whether by email or physical delivery, no later than 5:00 p.m. on December 3, 2026. A postmark by the deadline will not be sufficient.

You may return the completed application to the Association’s Administrator at edna@slvha.com or via mail to:

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

CANDIDATE QUALIFICATIONS

To be eligible to run for the Board, the person must, at the time of nomination, satisfy all Candidate Qualifications contained in the Association’s Election Rules. The Candidate Qualifications include:

- **Record Owner (i.e., Member).** The person must be the record owner of a Lot within the Association.
- **Term Limit.** The person must not have served the maximum number of terms or sequential terms allowed by the governing documents.

If you intend to be a candidate and believe that you may be subject to disqualification by failing to satisfy the Candidate Qualifications at the time of nomination, the Association hereby offers you the opportunity to engage in Internal Dispute Resolution (IDR) in accordance with the Association’s established IDR procedures. If you would like to engage in IDR, please contact the Association’s community manager as soon as possible.

NAME: _____

Please use the area below to explain why you would like to serve as a Director (i.e., your background, experience serving on committees/boards, any goals, etc.).

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PLEASE COMPLETE PAGE 2 – HOMEOWNER VERIFICATION INFORMATION

Nomination Form & Candidate Application
San Lorenzo Village Homes Association
Page 1 of 2

NOMINATION FORM & APPLICATION FOR CANDIDACY TO THE BOARD OF DIRECTORS

SAN LORENZO VILLAGE HOMES ASSOCIATION

APPLICATION PAGE 2 OF 2 (HOMEOWNER VERIFICATION INFORMATION)

NAME: _____

ADDRESS: _____

**HOME PHONE
NUMBER:** _____

**WORK PHONE
NUMBER:** _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

HOMEOWNER SINCE: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____

Date: _____

Your complete two (2) page application (Candidacy Statement and Homeowner Verification Information) must be received by the Association's management company prior to the Nomination Deadline **5:00 pm on December 3, 2026**.

San Lorenzo Village Homes Association
edna@slvha.com
377 Paseo Grande,
San Lorenzo, CA 94580

Nomination Form & Candidate Application
San Lorenzo Village Homes Association
Page 2 of 2

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.



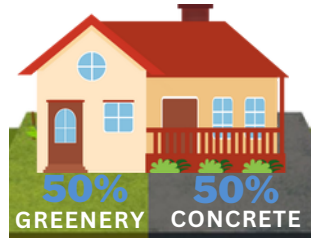
ITEMS IN YARD

Please do not store, leave rubbish/ garbage, or put items out for "free" in the front yard. If you've scheduled for a pick-up, it should ONLY be put out the night before. Front yards are to be kept neat and free of clutter.



HOLIDAY DECORATION

Decorative lighting and or displays installed to celebrate a holiday shall be removed within 30 days following the holiday. If you haven't done so already, please take down all the decorative lighting and displays and store them away.



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.



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.

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

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.

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.

ZUCCHINI CONTEST WINNERS

The annual SLVHA zucchini contest judges the HEAVIEST and the MOST UNUSUAL. The heaviest is judged by a digital scale and the most unusual is judged by our seniors at senior coffee club.

This year the winners are Sky & Kit (Sky Woo and Kit Wong) for 1st place in both categories for their long white zucchini and 3.57 pound behemoth! 2nd place for both categories goes to Barry Anderson for both his very interesting curved green zucchini and his massive 3.4 pounder! That's impressive! The winners will receive a gift card, a certificate to display and bragging rights!





Thomy & Tom

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894 Lewelling Blvd., San Lorenzo
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1649 Via Tovita, San Lorenzo
987 Via Bregani, San Lorenzo
15067 Churchill St., San Leandro
16080 Via Del Sol, San Lorenzo
17277 Via Alamitos, San Lorenzo

List Price

\$875,000
\$440,000
\$825,000
\$675,000
\$840,000
\$850,000
\$860,000
\$825,000
\$775,000

Sales Price

\$940,000
\$420,000
\$830,000
\$715,000
\$825,000
\$880,000
\$873,000
\$825,000
\$830,000

Free Home Valuation → Call Thomy 510-278-0800



Local homes. Local Knowledge. Local Village Realtors



Thomy & Tom hope you have a **SPOOKTACULAR** time at the SLVHA Annual Halloween Parade and Games Extravaganza! Be sure to stop by our Photobooth!



Sign up for our Annual Fall Sweep, Garage Sale Event! - **Third Weekend in September!**
Courtesy of **Thomy & Tom, The Village Realtors**



TOYS FOR TOTS!
Bring New & Unwrapped toys to **Thomy** at The Village Realtors Office - **Starting in November!**
1048 Grant Ave., San Lorenzo!



Santa's Coming to The Village Realtor's Office!
Meet Santa and get your picture taken for FREE!
December 12th 10am-12pm.
CALL 510-278-0800 to reserve your slot!

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Via Aires, San Lorenzo

3 Bedrooms, 1 Bathroom, 1,068 sq/ft

Via La Jolla, San Lorenzo

3 Bedrooms, 1 Bathroom, 1,031 sq/ft

Farnsworth St, San Leandro

3 Bedrooms, 2 Bathrooms, 1,502 sq/ft

Call Your Local Family Real Estate Company- **Thomy and Tom - 510-278-0800**

Tom DRE# 00531488 Thomy: DRE#01857129

www.VillageRealtors.com

NATIONAL NIGHT OUT 2026

The San Lorenzo Village 2026 National Night Out event was very well attended. Thanks to our Community Partners, the parking lot was full of games and activities, as well as business opportunities for local vendors. We were able to feed 300 people a hot dog meal, and the kids got to watch a movie. Local first responders interacted with everyone. The Scouts performed a flag ceremony to properly retire the SLVHA flag, and everyone went home happier, safer, and stronger as an informed and involved community. Thanks to all the volunteers who make these sorts of events happen. You make a huge difference.



NATIONAL NIGHT OUT COMMUNITY PARTNERS

Alameda County Supervisor Lena Tam
Alameda County Sheriff's Office
Alameda County Fire Department Station #22
CHP - Hayward
Falck Ambulance
Alameda County Sheriff's Office Search &
Rescue
SLVHA Volunteers
Scouting America – Troop 612, 2612, Pack
612

Moyers Paint
Grayson Hensley
Amanda Edwards
InNae Academy of Martial Arts
Quick Quack Car Wash
Ember & Whisk
San Lorenzo Little League
Calvary Lutheran Church
Neighborhood Watch
Hayward Radio Club, Inc.

Nichole's Nifty Nails
Jacqueline Scoggins, Serenity Funeral
Planning Consultant
Loving Hearts Preschool
San Lorenzo Family Help Center
San Lorenzo Library
CV/Eden Area Chamber of Commerce
Monica Gioukaris, Realtor
Second Language Project – Chinese as a
Second Language (CSL)

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

Office: 510.276.4554

info@SLVHA.com

San Lorenzo Village Homes Association

377 Paseo Grande, San Lorenzo, CA 94580