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Board of Directors

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Cathy Santangelo

Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Bob Soto

Property Manager

Joe Apparito

**Crown Hills Community Office
Manager**

Elizabeth Martinez
1821 Victoria Park Terrace
Alpine, CA 91901
www.crownhills.org
619.659.3520
crownhillshoa@360hoa.com
office@crownhillshoa.sdcxmail.com

Office Hours

Monday - Thursday
8:30 a.m. - 5:00 p.m.
Friday 7:00 a.m. - 3:30 p.m.
Closed for lunch 12:30 - 1:00 pm

Newsletter-Editor

360 Community Management

Emergency Contact

360 Community Management
10769 Woodside Avenue #210
Santee, CA 92071
619.270.7360
www.360hoa.com

Board Meeting

Crown Hills Clubhouse
Tuesday, Nov 26, 2019
at 6:30 p.m.

President's Message

Happy November Crown Hills Community!

I hope this finds everyone doing wonderfully and you had a fabulous Halloween full of sweet treats and thankfully electricity. So grateful that our community has remained safe during fire season and this is one of the blessings I am so very thankful for during this Thanksgiving season. It has been difficult to watch the news and see so many family's impacted by these horrendous fires. I continue to pray for them and all the brave firefighters protecting us.

I am so sorry we missed so many of you at our last board meeting, but I have accepted our meeting can't compete with sports, ha ha ha! I wanted to provide you with an update on an important communication that was shared.

The Board of Directors has spent the past few months reviewing and discussing next year's budget and our need to bring our Reserves funds up closer to goals. During this process, we considered the needs of the community including:

- ✓ Fire safety and brush abatement
- ✓ Security issues in and around the pool areas. Our pool hours and rules are not being respected which is also a huge liability risk.
- ✓ Vehicle parking issues pose a threat to our safety, especially in fire season.
- ✓ Costs for the month-to-month operations of the Association have increased in all categories: waste & recycle service, gas & electric, landscape maintenance, supplies, pool maintenance & supplies, plumbing & pest control, common area maintenance and just about every other service provided here at Crown Hills.



The need to adequately fund the reserves is of a high priority, so when the time does come to replace components, there will be enough funds available to be able to do so. The clubhouse kitchen remodel is a good example. Our Reserves have budgeted \$30,000 for the Kitchen remodel and we have been talking with contractors and receiving bids for a year now and the bids are much higher than the funds we have budgeted. Unfortunately raising HOA dues is something that cannot be ignored. The aging of our infrastructure is a huge factor when budgeting for maintenance and we understand that everything we own in common areas is getting older and more in need of maintenance and attention.

After hearing from many of the members here, the Association has increased funding for tree services and brush abatement in 2020. We are doing all we can to assist our community in obtaining and keeping their fire insurance policies active, by keeping the fire threat to as much of a minimum as possible.

For these reasons, the Board of Directors has found it to be necessary to increase the monthly assessment to **\$180 per month effective January 1, 2020.**

I know this may not be the news you would have liked to hear, but we wanted you to be provided with the reasons why this needs to happen. It is for the best interest of our community. For 7 years, we have not increased dues. I wish we were in the same position this year. The raise in HOA dues needs to happen to ensure that we keep Crown Hills the beautiful and safe place we all love to call home.

Wishing you and your family a safe and happy Thanksgiving. I am so grateful for all of my blessings and for being part of such a remarkable community!

Sincerely, Cat Santangelo, President

Postman Mail Delivery Mistakes

Several homeowners have reported mail & package delivery errors. Please report errors to the Alpine Post Office at 619.445.1772. The more homeowners call to report mistakes the faster action will be taken to correct the issue.

**Year End Reports are coming soon.
Look for them in the mail.**

RV Lot Storage Lockers

Please be reminded if you are renting a storage locker and you sell your home the locker does not transfer to the new owner.

November Office Hours

Office will be closed

November 15th 18th 19th & 20th

Thanksgiving Holiday - November 28th & 29th

Onsite office will be **open**

Saturday November 23rd from 7:00 a.m. to 3:30 p.m.

Fruit Trees

Do you have too much fruit growing on your trees and don't know what to do with it? Please feel free to bring some to the onsite office to share with your neighbors.

Noise Level Rules - Reminder

CC&R's Section 11.19 - Noise. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance or otherwise interfere with the enjoyment of the other owners. This includes dogs barking continuously. Respect your neighbors.



After Hours Common Area Emergencies

To report a common area emergency after hours please call 360 Community Management at **619.270.7360** and follow the prompts.



Crown Hills
Holiday Lights Contest
December 16th - 20th

3 winners will receive a \$50 gift card
Voting details coming in December

Alpine Chorale Christmas Concert Dec 9th,

Alpine Chorale will host a Christmas concert for all Crown Hills residents to enjoy. There will be free pastries and refreshments for all. Please bring your family and join the fun. *Save the date!*

**To All of Our Veterans,
Thank You for Your Service!**

Community Volunteers

Community events cannot happen without you! If you enjoy past years events in Crown Hills and want to see them continue, please consider becoming the Event Coordinator or helper. The community needs volunteers to decorate the clubhouse for Christmas. We need judges for the Annual Christmas Lights Contest. Please consider volunteering your time!

Alpine Woman's Club

The Alpine Woman's Club Monthly Luncheon meets the third Tuesday of the month. Information about events and programs can be found on their Facebook page or at www.alpinewomansclub.org

Clubhouse Activities

- Mondays** - Alpine Choral Rehearsal 7-9 pm
- Wednesdays** - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Third Fri** - Community Game Night 6:30 pm
Contact Kathi 619.445.1174
- Fourth Tue** - CHCA Board Meeting 6:30 pm

Hot Topics - 360 Community Management

Important reminders: November is the last month the Association will not charge late fees due to the new management transition period. Please make sure you are set up with 360 Community Management with new payment mailing address & automatic payments. If you need a payment coupon book please turn in the payment coupon order form **by November 15th**. You will still be able to order coupon books after November 15th at a cost of \$10.00



Board Meeting Minutes Summary - October 22, 2019

Homeowners Open Forum

The President introduced Rachael Robenolt of 360 Community Management to all Members present and also welcomed back Joseph Apparito as the returning Community Manager. Members in good standing were free to speak on any matter of interest to the Community. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

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Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of July 23, 2019, the Executive Session Meeting Minutes of July 23, 2019 and the Executive Session Meeting Minutes of September 17, 2019. A motion was made, seconded and carried to approve the Minutes as presented.

Financial Report

Period Ending 9/30/2019 - The Operating Account balance is \$10,013. The total Reserve Account balance is \$645,890. The Accounts Receivable balance is \$15,587. Monthly Income was \$51,824 with expenses of \$75,197. Total assets are \$672,887. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

2019 Draft Reserve Study - A motion was made, seconded and carried to approve the draft as submitted. The report indicates the Association is approximately 40% funded at this time.

2020 Draft Budget - A motion was made, seconded and carried to approve the 2020 budget as submitted. Beginning January 1, 2020, the monthly assessment shall be increased to \$180.00 per unit. The storage fee shall be increased to \$55.00 per month. The RV storage fee shall be increased to \$55.00 per month. The Board does not anticipate any need at this time for a special assessment in 2020.

Committee Reports

Architectural - Committee Chair Mike Wilmers reported twenty-four (24) new requests were received. Three (3) have been finalized.

Landscape - The Board reviewed a punch list from a walk-thru inspection performed on October 3, 2019. The Board reviewed a proposal from Westwind to remove some dead Acacia on sloped areas behind Larkspur and Columbine. A motion was made, seconded and carried to approve the proposal for a cost of \$1,000.

Pool/Spa/Wader - The Board reviewed a proposal from Canyon Fence to adjust part of the fencing around the pool in order to be in compliance with current county guidelines. After review and discussion, a motion was made, seconded and carried to approve the proposal for a cost of \$1,200.

Unfinished Business

Proposed Kitchen Remodel - The Board met with and reviewed competitive proposals previously provided by the Kitchen Remodel Committee. The Community Managers along with a Board Member shall meet with the Committee to discuss a plan moving forward. Proposals have also been obtained for prepping and painting the interior of the clubhouse and kitchen.

New Business

Halloween Security/Monitoring - The Board reviewed a proposal from MT Security Services to assign three (3) unarmed, uniformed patrol officers on Halloween night allowing only residents of the community or pre-approved guests to enter the community in a vehicle from 5:00 p.m. until 9:00 p.m. A motion was made, seconded and carried to approve the proposal from MT Security for a cost of \$300.00.

Solar Equipment Install - The Board reviewed a proposal from Mark Naylor Solar to remove and replace the old solar panels with an additional 11 panels to assist in increasing the year round temperature of the pool water. This item shall remain on the agenda pending obtaining additional competitive proposals.

Adjournment

With no further business to come before the meeting a motion was made, seconded and carried to adjourn the Open Session Board Meeting at 7:06 p.m.

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Services Offered by Crown Hills Residents

To place an ad, please call the office, or email, or use the form on the "Contact Us" page on the website.

Crown Hills is not responsible nor liable for any services offered in this newsletter. None of the individuals listed are endorsed in any way by Crown Hills.

ACCOUNTING/INSURANCE/LEGAL/LOAN

CPA Mary Welch, Income Tax Preparation - Crown Hills home office by appointment 619.659.3225 Warren & Welch Co. 858.488.0329

Notary Service - Carol Shue. Call 619.219.1996

Insurance - Get a free quote for home, auto insurance, RV's, commercial and health insurance from a trusted Crown Hills neighbor. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

Farmers Insurance, Bob Soto - Call 619.772.6464 or stop by my office 1730 Alpine Blvd Ste 119, for ALL your insurance needs, including home policies that are being non-renewed by your current carrier.

Attorney - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620

lghianni@lglawsd.com

Attorney - Rebecca Ocain. Expertise in Family Law, Estate Planning, and Criminal Defense. Over 16 years of experience. 619.431.1076. ro-cain@rebeccaocainlaw.com

Home Loans - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

MT Security & Investigation's We offer Surveillance's and all types of Investigations. Training to get a guard card or Firearms permit available. Call 619.303.3104 or www.mtsecurityandinvestigations.com

HEALTH & BEAUTY

Jewelry Sales - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780

www.mariellarocha.com

Beaded Jewelry - Grand Opening of Igugu Beads! Fun and affordable jewelry! Unique earrings, necklaces, and lanyards. Sign up and get a 20% discount code. www.igugubeads.com

Quality Chiropractic Care - 30+ years' experience and treatment is with an "edge" Call/text 805.423.2356 Dr. Deborah Sampley, D.C. www.grastontecnicque.com

Rodan + Fields Skincare - Dermatology based skincare for men and women. Focused on the face, but offering other essentials such as: sunless tanner, sunscreen and lip shield. Carole 540.470.0673.

HOME CLEANING, MAINTENANCE & REPAIR

Vanderbilt Painting - Owned & operated by Kevin Marks +10 years' experience in Residential & Commercial/ Interior & Exterior. Please call for a free consultation. 619.885.5455. CA LIC. #1010624

Artificial Grass and Hardscape - Beautify and reduce water bills with turf, pavers, flagstone and drought tolerant plant installation. Call Randy 619.787.8987

Love That Entry Look? - Call for veneer application, walls and voltage lighting. Also Garage door springs. Randy 619.787.8987.

Mascari Electric "Electrical Solutions with a Collaborative Approach" Contact Brandon for all of your Electrical needs 619.866.8599.

REALTY SERVICES

Mike Wilmers Realtor, Genuine Home Team - Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage, Keller Williams East San Diego. Call 619.277.2232 DRE# 00872511

Lisa Ruiz, Realtor - 2015 Top 10 Realtor in East County/#1 in Big Block Realty - Award winning team makes customer service our #1 priority 619.464.5472 www.lisaruiteam.com BRE #01846748

Alpine Realty - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

Kathie Pelletier - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. BRE #00903337 Call 619.445.1174 or 619.227.9092.

Joe Brunold Crown Hills Realty Expert - Original CH's owner involved in more sales/listings in Crown Hills than any other agent. Our local Keller Williams office is on Alpine Blvd 619.322.9631. DRE #0455812

MUSIC LESSONS/ENTERTAINMENT

Music Lessons & Performance - Beginner Guitar & Piano lessons. Beginner to advanced drumming. Classic Rock & 80's - 90's bands.

619.540.3659 www.alpinemusiclessons.com

Guitar Performance/Instruction - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.659.0577. www.milesclassicalguitar.com

MISCELEANOUS

BOFFO Entertainment - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: www.boffoentertainment.com 619.760.6304

Louisa Bryant Fine Art Studio. Original Paintings on canvases, Quality Prints from originals on wood panels, Commission paintings. www.LouisaBryantAcrylics.etsy.com

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Residents of Crown Hills are welcome to submit ads in writing or via email office@crownhillshoa.sdcoxmail.com

3 line maximum- Ads published as space permits

If advertising a business, it must be your business and be in compliance with any local, state or federal laws, including a valid license or permit if applicable.

Crown Hills is not responsible for verifying your information is correct. However, we reserve the right to pull your ad if you do not meet these requirements. Crown Hills is not liable for nor recommends any listed services. This page is a courtesy to Crown Hills residents only and is not published online.



You can receive this Newsletter by email! Save trees and sign up at the Crown Hills Office to receive your HOA News electronically. Homeowners can also receive other important information via email like Association updates, courtesy notices and reminders.