



# Crown Hills Newsletter April 2019

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### Board of Directors

#### **President**

Cathy Santangelo

#### **Vice President**

Tito Cruz

#### **Secretary**

Ron Torres

#### **Chief Financial Officer**

Casey Myers

#### **Member**

Bob Soto

#### **Property Manager**

Joseph Apparito

#### **Crown Hills Community Office**

##### **Assistant Manager**

Elizabeth Martinez

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[Elizabeth@phoac.com](mailto:Elizabeth@phoac.com)

[office@crownhillshoa.sdcocmail.com](mailto:office@crownhillshoa.sdcocmail.com)

##### **Office Hours**

Monday –Thursday

8:30 a.m. - 4:30 p.m.

Friday

8:30 a.m. - 12:30 p.m.

##### **Newsletter-Editor**

Professional HOA Consultants

##### **Emergency Contact**

Professional HOA Consultants

8181 Mission Gorge Rd, Ste. E

San Diego, CA 92120

619.229.0044

[www.phoac.com](http://www.phoac.com)

##### **Next Board Meeting**

Crown Hills Clubhouse

Tuesday, April 23, 2019 at

6:30 p.m.

## President's Message

### Happy April Crown Hills Community

Each month I truly look forward to writing my President's Message. I always take a lot of time to really reflect on what is important and what I would like to share. This month, I wanted to dedicate my message to a remarkable man who made our community and our world a better place to be. Many of you may have noticed our flag flying at half staff, which during a time of mourning is a sign of respect.

It is with great sadness in my heart that I am sharing that we lost a beloved member of our community, Harry A. Houghton Jr., who many of you knew fondly as "Snake". I had the incredible honor of working with Snake on our governing documents committee. He was a wealth of knowledge and dedicated so much of his time, energy and expertise to making our community what it is today. From the first moment you met him, you immediately liked him. You knew he was trust worthy, dependable, and a man you would look forward to spending time being around.

Snake was brilliant. I learned so much from him and from the amazing example he was of how to live your life. He dedicated so much of his life in service to our country and to our community. I am so very thankful for the times in my life that I have been blessed to cross paths with someone like Snake.



He reminds me so much of my father, who is one of the most incredible people I know. He inspires me to be a better person daily and to live my life to the fullest, and to always stop to help anyone and to make a difference. I always say if I can be a fourth of the person my father is, I will have led a good life! I know Snake's family must feel this same pride in their father. In their time of grief, I pray they find comfort knowing how much of an impact he made and how much he was loved by all that knew him!



A graveside service will be held at the Miramar National Cemetery, 5795 Nobel Drive, San Diego, on April 11 at 11 am. The military service will be followed by a "Celebration of Life Reception in the San Diego Air & Space Museum Pavilion of Flight. Use link below to view Harry's obituary. <https://www.dignitymemorial.com/obituaries/san-diego-ca/cdr-harry-houghton-8227975>

*Sincerely, Cat Santangelo, President*

### Roll Off Dumpster - Spring Cleaning

Is that time of year again! A roll off dumpster will be delivered and placed at the clubhouse parking lot on April 15th. Signs will be posted listing the items *not* allowed in the dumpster. This will be strictly monitored by management and our surveillance security cameras. Violators will be fined.

### E-Waste Recycling Event

Save the date, on Saturday April 27, The San Diego County will hold a recycling event here in Alpine. Please see enclosed flyer for more information.

### Mailboxes Replacement

The mailboxes in the clubhouse parking lot & on Snapdragon Lane will be replaced very soon. Please look for a notice that will be distributed to all members once we have the replacement date. Before we can replace the mailboxes all mail needs to be collected from the old mailboxes. Please be diligent in collecting your mail on a daily basis to avoid any delays in the installation process. More information to follow.

### Homeowner Contact Information

Does the onsite office have your current contact information? If not, please stop by the onsite office and fill out homeowner contact information form. In case of any emergency we want to be able to get a hold of you.

### Free Succulents

Homeowner at 1950 Verbena Terrace has potted cactus plants & other succulents to give away to anyone that wants them. Please call 619.445.6485 if you're interested.

### Alpine Woman's Club - Scholarships

We are now accepting scholarship applications from graduating high school seniors who reside in Alpine. Scholarships will be awarded at the Alpine Woman's Club luncheon meeting on June 18th. In order to be considered for a scholarship, applications must be received no later than May 31. Please visit [www.alpinewomansclub.org](http://www.alpinewomansclub.org) for more information.

### Garage Sale

Crown Hills Semi-Annual Garage Sale

Saturday April 13th  
8 am to 2 pm.



Please make sure you clear your driveway by 3:00 p.m. Signs will be posted at all entrances along Victoria Park Terrace. Placing additional signs in your yard is not allowed. You may advertise the event on social media. For more information please contact the onsite office at 619.659.3520 or by email at [Elizabeth@phoac.com](mailto:Elizabeth@phoac.com)

### Sunrise Powerlink Grant Program

Bonnie J. Burchill, Grant Administrator at Sunrise Powerlink, will be at the April 23rd Board of Directors meeting. She will give a presentation to residents of Crown Hills. Please make sure you attend. You don't want to miss all the pertinent information she will provide. See enclosed flyer for more details.

### Clubhouse Pool

We have had issues with teenagers bringing friends to use the pool and making a big mess. Parents, please advise your teenagers to be responsible and respectful when using the pool. Remind them there's no alcohol allowed. You, the parent, is responsible for any damages caused by your children and their guests.



### 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 - CC&R'S & Bylaws Amended & Restated

We need of 80 more ballots to make quorum! Please read your documents carefully and return your signed ballot by April 23rd at 6:00 p.m. If you have misplaced your ballot or have questions come to the onsite office. We will be happy to assist. You don't want to miss this important Board of Directors meeting. We look forward to seeing you.

## Board Minutes Summary - March 26, 2019

### Open Forum

Members in good standing were free to speak on any matter of interest to the Community. Each person was provided three minutes to speak. Members asked questions or commented on the proposed amended governing documents, reported cracks in the asphalt, pool trespassing concerns and access to adjoining land. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

### Presidents Message on page 1

### Chief Financial Officer's Report

Period ending 2/28/2019. The Operating Account balance is \$70,305. The total Reserve Account balance is \$609,829. The Accounts Receivable balance is \$18,646. Monthly Income was \$62,183 with expenses of \$57,777. Total assets are \$700,175. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

A draft of the 2018 Independent Financial Review prepared by Terry J. Tagwerker, CPA was provided to the Board for review. The report provides the reader with an analysis of the Association's financial transactions covering the period from 1/1/2018 – 12/31/2018. A motion was made, seconded and carried to approve the report as presented for mailing to the membership as a required annual disclosure.

### Committees

#### Landscape

- ✓ The Board reviewed a punch list from a walk-thru inspection performed on 3/7/2019.
- ✓ New plants and trees planted along the north side of Victoria Parkway is being monitored.
- ✓ The 2019 tree trimming project is complete.

Landscape upgrade proposals from Westwind were reviewed by the Board. Motions were made, seconded and carried to approve proposals:

- ✓ install soil and ground cover behind lots 2509-2517 Columbine for erosion control - \$1,400
- ✓ remove 7 dead sumac trees, clean up 2 Acacia's for brush abatement and fire control - \$1,125

#### Governing Documents

The amended CC&R's and By Laws has been distributed to the Membership to vote to approve or not approve. Pursuant to Civil Code §4270(a), an amendment to the CC&R's must be approved by the percentage of members required by the current existing CC&R's of Crown Hills which is at least 51% voting approval (167 ballots). The vote tally is scheduled during a regular Board Meeting on 4/23/2019.

#### Architectural

Committee Chair Mike Wilmers was present to provide a report. There were ten (10) new requests received. Eight (8) had an initial review and approval. Sixteen (16) finalized projects were reviewed and approved.

### Unfinished Business

- ✓ Sprint Postal Services has ordered the new mailboxes and waiting for shipment. Installation shall be scheduled once all of the materials have been received.
- ✓ The Board reviewed competitive proposals provided by the Kitchen Remodel Committee. This item will remain on the agenda to obtain an additional competitive proposal for review and consideration.
- ✓ Proposals have been obtained for prepping and painting the interior of the clubhouse and kitchen. This project shall be coordinated with the kitchen remodel to be completed together.

### New Business

- ✓ The Board reviewed a proposal to replace approximately 360 lineal feet of damaged fascia board on the storage buildings. This item will remain on the agenda pending obtaining competitive bids.
- ✓ The Board reviewed a proposal from Precision Striping to add double yellow lines with reflective beads at each of the entries to the community to reduce the liability of cars driving on the wrong side of the street when exiting or entering the community. A motion was made, seconded and carried to approve the proposal - \$1,200.



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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 your home or auto insurance, RV's too, from a trusted neighbor in Crown Hills. I also do commercial and health insurance. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

**Farmers Insurance, Bob Soto** - Stop by my new office at 1730 Alpine Blvd Ste 119, on Fridays for free coffee & doughnuts and Policy review. Contact this Crown Hills resident, 619.772.6464

**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!

### HEALTH & BEAUTY

**P.U.R.E. Wellness Coach** - \*\*\*NEWS FLASH\*\*\* I lowered my CHOLESTEROL by 40 points. Ask me how? Contact Elma Wiersma 619.888.1833 or email at e7of10@cox.net

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

[www.mariellarocha.com](http://www.mariellarocha.com)

**Massage Therapist and Nail Technician** - Affordable Prices. Call Myrna Mayer Phone: 619.445.7785 email: apurason@aol.com

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

[www.grastontechnique.com](http://www.grastontechnique.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.

### REALTY SERVICES

**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. Call 619.445.1174 or 619.227.9092.

**Joe Brunold your Crown Hills Realty Expert** - Original CH's owner who has been involved in more sales/listings in Crown Hills than any other agent. Our local Keller Williams office is on Alpine Blvd and not located down the hill call 619.322.9631. DRE0455812

**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 BRE# 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.lisaruitteam.com](http://www.lisaruitteam.com) BRE #01846748

### 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](http://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](http://www.milesclassicalguitar.com)

**Rapid Tatts** - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: [www.rapidtatts.com](http://www.rapidtatts.com) 619.760.6304

**Photography-Portraits**, family & pets, home inventories, business, advertising, products, Experienced Professional: Contact Ted, [t-walton@pacbell.net](mailto:t-walton@pacbell.net), 619.233.3913.

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

**SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!**



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.

# *Sunrise Powerlink Grants Program*

## *Priority Vent Grant Presentation*

**Tuesday**

**April 23**

**6:30 PM**

**Crown Hills Club House**

*During a wildfire most homes are destroyed by windblown embers entering the home.*

*Newly designed vents provide ventilation while trapping flames and embers **BEFORE** they enter the home*



***Grants Program Administrator, Bonnie J. Burchill will provide information about the year 2019 Priority Vent Grant Program, answer question, applications and program information will be available. Priority vent grants are funded and will be approved up to maximum of **\$2,327.06.*****

***Don't miss this opportunity to improve your fire safety and fire harden your home!***

*<https://www.sunrisepowerlinkgrants.com/2019>*

*Email the Grants Program at: [info@sunrisepowerlinkgrants.com](mailto:info@sunrisepowerlinkgrants.com)*

**Grants office Phone 1-619 722-7512**





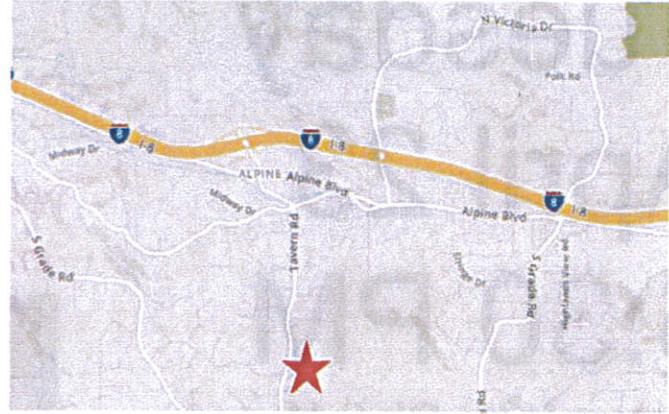
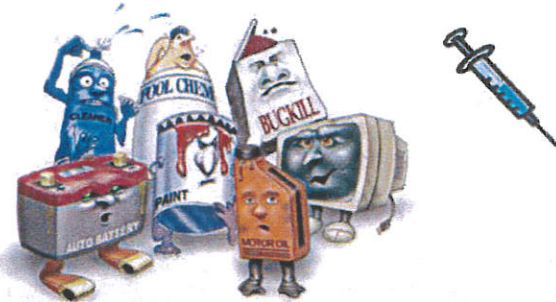
# County of San Diego

## Household Hazardous, Electronic and Universal Waste Collection Event for Unincorporated Residents



### SATURDAY, APRIL 27, 2019

Joan MacQueen Middle School – bus lot  
2001 Tavern Road, Alpine CA 91901  
Hours of Operation: 9:00 a.m. – 2:00 p.m.



**PUT TOXIC WASTE IN ITS PLACE -It is illegal to throw away or abandon household hazardous waste!**

This community service is sponsored by the County of San Diego Department of Environmental Health and funded by a grant from CalRecycle

#### HOUSEHOLD HAZARDS WASTE INCLUDES:

- AEROSOLS
- ALL PURPOSE CLEANERS
- ANTIFREEZE
- AUTO BATTERIES
- AUTO FLUIDS
- DISINFECTANTS
- GASOLINE (w/container)
- LIGHTER FLUID
- USED OIL/OIL FILTERS
- LATEX / OIL-BASED PAINT
- PESTICIDES
- POOL CHEMICALS
- SOLVENTS

EMPTY CONTAINERS: Empty containers can go into the trash or be recycled.

#### E. & U. WASTE INCLUDES:

- COMPUTER/T.V. MONITORS
- CELLULAR & CORDLESS PHONES
- CENTRAL PROCESSING UNITS (CPUs)
- PRINTERS AND SCANNERS
- STEREO EQUIPMENT
- VCRS AND DVD PLAYERS
- FAX MACHINES
- MISC. COMPUTER COMPONENTS
- FLUORESCENT LIGHTBULBS
- COMMON BATTERIES (AA, AAA, C, D AND BUTTON CELL)

**HOUSEHOLD HAZARDOUS WASTE** is unused or leftover portions of products containing toxic chemicals used to maintain your residence. Products labeled *Caution, Warning, Danger, Poison, Toxic, Flammable* or *Corrosive* are considered hazardous.

**TRANSPORTATION REQUIREMENTS OF HOUSEHOLD HAZARDOUS WASTE:** Leave products in the existing container, if possible. Make sure lids are on tight so containers will not leak. Transport containers in the trunk or in the back of the vehicle away from passengers and pets. **Do not transport over 15 gallons or 125 pounds at one time.** Containers used for transport must be no larger than a 5-gallon bucket. Please tape lithium battery terminals.

**PLEASE NOTE:** Five (5) televisions or computer monitors (CRT) per car will be accepted, in addition to household hazardous, electronic and universal waste.

**WE CAN NOT ACCEPT...** Business waste, medication, tires, ammunition, explosive and radioactive materials, air conditioners or large appliances.



Home generated "sharps" including syringes and lancets will be collected during this event. Please transport in closed rigid containers.

Medication will be collected at the Alpine Sheriff's Station.

For more information, call **1-877-R-1-EARTH (1-877-713-2784)**  
Se Habla Español

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