



Crown Hills Newsletter April 2018

In This Issue

- President's Message 1
- From the Office..... 2
- Important Dates 2
- Minutes Summary 3
- Homeowners' Services..... 4

Board of Directors

President

Cathy Santangelo

Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Bob Soto

Crown Hills Community Office

1821 Victoria Park Terrace

Alpine, CA 91901

www.crownhills.org

619.659.3520

office@crownhillshoa.sdcoxmail.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

Next Board Meeting

Crown Hills Clubhouse

Tuesday, April 24th, 2018

at 6:30 p.m.

President's Message

Happy Spring Crown Hills Community!

I hope everyone had a lovely Easter with their families and loved ones. I can't believe it is already April! The first few months of this year have been busy and just flown by. I want to take a minute to thank Joe and Elizabeth, our committees and board members who work so very hard for our community. All of these people do this not for any recognition, but they volunteer their time because they love the community. I always knew there was a lot happening, but I didn't know how much was going on until I had the privilege of serving on the Board. This made me reflect on why I wanted to move into Crown Hills.

There are a lot of beautiful places in San Diego to live, so why Crown Hills? I made numerous offers on homes here, waited patiently for alerts on my real estate apps and even drove the streets weekly looking for sale signs. Why? The strong reputation of the Crown Hills Community has as being such a great place to live. This reason made me want to be a part of Crown Hills too! I loved driving the streets and seeing the pride everyone takes in their homes and how attractive the community looks.

What does it mean to a homeowner. Well, I have seen a lot of unattractive communities, where people don't take pride in them. This doesn't just hurt them, it also hurts their neighbors. When making an investment in real estate in California, you want the decision to be a sound and smart one which is protected and that the area has potential for growth. Buying into a community with an HOA has a lot of benefits.

I want to share the ones that mattered to me! Aesthetically pleasing homes, well maintained common areas, amenities, and lots of community pride. An HOA that has financial stability due to having a reserve and a budget to maintain and improve our community. Homeowners who are willing to volunteer on the committees that serve and protect our community: architecture, landscape, governing documents and neighborhood watch. The last reason, but absolutely not the least, having such a great community protects my property value and my investment! I like that there are CCRS and Rules and Regulations that I had to live by. I knew I signed up for that when I bought into our community. In fact, we all did!

Do we have a voice in these rules? Yes! I love that our Governing Documents Committee came together this last year and spent countless hours working together to review and update the Rules and Regulations for our community. The revised Rules were sent to everyone to comment and vote on to ensure we all had a voice. These are the rules we live by in our community. I greatly respect them and thank our community for doing so as well. Remember, the rules are in place to protect our community and our investments. It is then the Board's duty and obligation to our community to uphold them. We, the Board, are proud to serve. I will close by asking you to please think about why you choose to live in Crown Hills?

Sincerely,
Cat Santangelo, President



Architectural Amendment - Garage Doors Ballot

The Board of Directors has reviewed a proposed amendment to its architectural guidelines regarding garage door styles and colors for a vote of the Membership. This vote will allow the Membership by secret ballot to provide their written support or opposition to a proposed amendment to its architectural guidelines. The purpose of the proposed amendment to the architectural guidelines is whether to allow the addition of "wood look" garage doors to the list of approved garage doors for the community. Ballots will be mailed in mid April. Please watch for them!

Garage Sale

Crown Hills Semi-Annual Garage Sale is this Saturday, April 7th 8 am to 2 pm. Make sure all left over items are cleared out and out of sight by 3:00 p.m. Please do not place any signs we will place yard sale signs at every entry. You are welcomed to advertised this event on social media to bring in shoppers.



Spring Cleaning - Roll Off Dumpster

A dumpster will be available in the clubhouse parking lot from April 9th through April 13th or until it is full. You will be required to schedule an appointment to discard your items. Please see the onsite office for a list of the items which will not be allowed to be dumped.

Snakes

The snakes are out! Several rattlesnakes have already been spotted on the slope areas by the landscapers. Please be cautious!

Bulk Item Trash Pickup Requests

Please call or email your request for a bulk item pickup to the onsite office. Every homeowner gets 2 bulk item pickup requests per year at no additional cost. This service is offered on Thursdays only. For additional information, please contact the onsite office at 619.659.3520.

Alpine Woman's Club

The Alpine Woman's Club is open to all East County Women. The club is located in the Historic Alpine Town Hall, 2156 Alpine Blvd. This month is the Past President's Luncheon. Each past president will give a brief talk about their time as president. If you are interested in learning more about the club, please make a reservation to attend their monthly meeting/luncheon. Please contact Joanie Bogle jnrbogle@cox.net or 619.328.5728.

CCR's Review

The Governing Documents Committee will be reviewing the CCR's in the coming months. The committee is asking for community input. If you have a section in the CCR's you would like to be addressed, please submit the entire section number and how you would like it changed, **in writing**, to the Crown Hills Office. Please include your name so the committee can contact you if clarification is needed. Your submission can be completed by email or in person. Thank you!

~ the Governing Documents Committee

Brush Abatement & Tree Maintenance

I'm sure many of you have noticed several crews working in the community. We appreciate your patience and understanding concerning the noise associated with it.

Items Missing

We had a few cement & wood statues stolen from diffident front yards on Columbine and Lobelia. If you happen to see a wood bear or a cement Raccoon & Pitbull in the area, please report it to the onsite office.

Free Yoga Classes

Classes will begin on Tuesday April 3rd. Class schedule is:

Tuesdays & Thursdays in the Clubhouse.
Chair Yoga at 9:00 am
Regular Yoga at 5:30 pm

Anyone in Crown Hills can participate. Before you can start attending classes you need to sign necessary documents available at the onsite office. Once you are cleared, your name will be added to the class list. If your name is not on this list, you will not be permitted to attend the class. Please see the onsite office for more information.

- ✓ Regular Yoga attendees, please bring a mat. If you don't have one, a towel will work just fine.
- ✓ Chair Yoga attendees, please return your chair to where they belong after class is over.

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

Board Minutes Summary - March 27, 2018

Open Forum

Members asked questions or provided comments on general landscape and maintenance matters. 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

The Operating Account balance is \$44,638. The total Reserve Account balance is \$548,326. The Accounts Receivable balance is \$36,311. Monthly Income was \$62,553 with expenses of \$52,396. Total assets as of 2/28/2018 is \$630,671. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Landscape

The Westwind Tree Service is in process of performing approved tree trimming and tree removal. Completion of the work is scheduled for next week.

Chuby Landscaping is in process of performing approved brush abatement for the areas commonly called the "lower" and "upper jungles". This is the canyon area running in between and behind homes on Columbine and Larkspur. The work performed to date is to the full satisfaction of the Board. Completion of the brush abatement is scheduled for next week.

Governing Documents Review Committee

The committee consists of Diane Altamirano and Becky Schooler as Co-Chairs, Cathy Santangelo as Board Liaison, Becky Schooler is the Secretary. Carl Berry, Harry Houghton, Bob Massey, Rebecca Ocain and Tom Richardson are Members. Ann Cole is the alternate. The committee will schedule a meeting soon to begin review and discussion of the CCR's.

Unfinished Business

The Board reviewed several competitive bids to prep, prime and paint the 16 tennis court light fixtures and upper poles and common area metal hand railings. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Keith Monroe Painting for a cost of \$2,750.

ProTec Building Services has nearly completed approved repairs to the pool pump room to prevent water backup from entering the clubhouse/card room and causing damage. Management has coordinated this work with the pool vendor for successful completion with the least inconvenience to the Members. Proposals for needed repairs to the damaged card room will be obtained.

New Business

Weir Asphalt is tentatively scheduled to seal all of the asphalt streets throughout the community On May 7 through May 11 in five separate phases. Notices will be issued to all residents approximately 4 weeks prior to scheduled work with a reminder notice issued 1 week prior to scheduled work.

Hot Topics - Refuse Price Increase

The Refuse price increase began March 1, 2018. Please remember to add \$.50 to your HOA dues. If you have any questions please contact the onsite office at 619-659-3520 or by email at Elizabeth@phoac.com

Pool & Spa Closure

Pool tentative reopen date is Monday April 9th, we are hoping we don't run into any delays where we have to postpone it further. If we do we will update the sign on the pool gate and bulleting boards. We appreciate your patience and understanding. Pool heater will be back on when pool reopens.

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 - For FREE quotes, policy reviews and home inventory CD, and fast, friendly service, contact this Crown Hills resident, for ALL your insurance needs. 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. rocain@rebeccaocainlaw.com

Home Loans - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Crown Hills 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.mariellarochoa.com

T'ai Chi Qigong Class - A self-healing, enjoyable exercise for people of any age or physical condition. Contact certified instructor Chris Endres for class details at c.endres@cox.net or 619.504.1557

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.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.

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 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.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. Call 619.445.1174 or 619.227.9092.

Crown Hills Realty Joe Brunold - A Real Estate Professional assisting you in the sale or purchase of your most valuable asset, free consulting. Office 1911 Alpine Blvd., call 619.445.2827.

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

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

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 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 the requirements. Crown Hills is not liable for nor recommends any 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.