



Crown Hills Newsletter August 2018

In This Issue

- Message from Board..... 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.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

Next Board Meeting

Crown Hills Clubhouse

Tuesday, August 28, 2018

at 6:30 p.m.

President's Message

Happy August Crown Hills Community

I am so very thankful for our firefighters and police who ensured the safety of our community during the recent fire. I would also like to say how grateful I am to live in a community that comes together in times of crisis to support each other. We raised \$3,000 in cash, checks and gift cards that were donated in Crown Hills name to the "Community Recovery Team". As much as I love the summer months, the possible threat of fires always scares me. This recent one provided me with some great insights into how unprepared I was in the event we had to leave. For those of you who felt this same way, I wanted to share some thoughts on safety and preparation!

Check Your Smoke Alarms

- ✓ Working smoke alarms reduce the chances of dying in a fire by nearly 50%. They are a critical first step for staying safe, but for them to be effective, they must be working properly.
- ✓ Best practice - Use Daylight Savings Time as a reminder to check your smoke alarms.

Create And Practice A Fire Escape Plan

- ✓ Create and practice a home fire escape plan out of every room.
- ✓ Smoke is extremely toxic. Teach children to "get low and go" if there is smoke when they are leaving the home.
- ✓ Practice feeling the door, doorknob with the back of your hand to see if they are too hot. Help your children practice this step.
- ✓ Choose a meeting place, that is a very safe distance away from your home. Have a buddy plan with your neighbors, especially if you have animals and you can't make it home.

Tips For Around The House

- ✓ To prevent possible fires, avoid plugging several appliance cords into the same electrical socket.
- ✓ Ensure you have important paperwork and keepsakes near each other in case you need to evacuate quickly.
- ✓ Make it a best practice to always have a full tank of gas in your car and RV.
- ✓ In the event you have time to prepare to evacuate, have an evacuation kit or list prepared with necessary items that you want to take with you.
- ✓ If you have animals, invest in a sticker that goes in your window letting emergency personnel know how many animals you have at home.

I walked away feeling very confident about two things after this recent fire. First, to be extremely prepared ahead of time. Secondly, and the most important, is that everything is replaceable except for the ones we love.

Wishing you all a very safe and fire free summer. Stay safe!!

Sincerely, Cat Santangelo, President

2018 Annual Meeting of Members and Election

The Association's Annual Meeting is scheduled for Tuesday September 25, 2018. The meeting will be held at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. Two (2) Board Seats are up for election, the two (2) Candidates receiving the highest number of votes will each serve a two (2) year term. Candidate forms have been distributed to the membership. Becky Schooler shall act as Inspector of Election for this vote with assistance from the management company as needed.

We Love Volunteers!

Your Community needs more volunteers. While the office handles day-to-day tasks, home owners are what makes this community an amazing place to live. Please consider volunteering for a committee or special project. We are currently looking to fill a position in the Architectural Committee. Please stop by to the onsite office, call or email if you are interested. 619.659.3520, Elizabeth@phoac.com

Guest Parking

Please be reminded these parking spaces are for your guests only. Vehicles parked beyond the allowed time frame will be towed at owners expense.

Snakes

There have been several rattle snake sightings in the community, if you find a snake please contact Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake. Be aware of your surroundings!

Barking Dogs

Please tend to your dogs. Make sure they are taken care of properly. Don't allow them to bark for long periods of time. Please be courteous to your neighbors. A friendly reminder, excessively barking dogs are against the HOA Rules.

Recycling Bags

The San Diego County recycling department dropped off recycling bags and information packets for Crown Hills Residents. If you're interested, please stop by the office and pick one up.

RV Lot Renters Notice

When an occupant becomes more than 30 days delinquent in rental payments, FOB Access will be restricted. A 30 day advance written notice is required to be sent to the office when terminating your lease.

Community Yard Sale

The next Community Yard Sale is October 13th from 8 a.m. to 2 p.m. Save the date!



Destruction of Property

Please be courteous of your neighbor's property. Take extra care not to drive on anyone else's property when maneuvering your vehicle. Do not take "shortcuts" through peoples yards to enter or exit the greenbelt paths.

Color Schemes Available Online

Find the Crown Hills Approved Color Schemes online. You can order color chips to help you decide on your favorite color scheme also. Remember to submit an architectural request to paint your home to the office, prior to changing the color. They are found at https://www.dunnedwards.com/colors/archive/color-ark_pro/crown-hills/crown-hills

Alpine Woman's Club

Did you know that Alpine is the Nation's First Certified Community Wildlife Habitat, designated by the National Wildlife Federation? There are now over 100 Certified Community Wildlife Habitats in the USA. Alpine has over 200 certified gardens.

In order to keep our designation we must earn a certain number of points, each year, to demonstrate that we are still active with our Community Wildlife Habitat Program. You only have to register your garden once. If you live in Alpine you probably already have the basic requirements to have a certified garden: food, water, cover, place to raise young and sustainable practices.

Turn your yard, work landscape or roadside green space into a Certified Wildlife Habitat. Fill out the application at www.NWF.com, follow directions. Include a check for \$20 made out to NWF. Email the information to Carlette Anderson at WildlifeHabitats@aol.com Include your name, address, phone number and the date you registered.



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 - July 24, 2018

Open Forum

Members asked questions or commented on general community related 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 \$30,163. The total Reserve Account balance is \$542,003. The Accounts Receivable balance is \$19,905. Monthly Income was \$68,399 with expenses of \$70,519. Total assets as of 6/30/2018 is \$593,467. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Landscape Committee

The Board reviewed a proposal from Westwind to remove all of the dead and dying Acacia along the north side of Victoria Parkway. This item has been tabled pending receiving a proposal for new plantings to replace the removed Acacia. The Board approved an irrigation upgrade proposal provided by Rain Master. This will allow more accurate oversight of the irrigation system. Westwind has provided notification of a price increase of \$1,000 per month for 2019.

Architectural Committee

There were seven (7) new requests received. Five (5) had an initial review and approval. One (1) finalized project was reviewed and approved. Committee Chair Pat Bowles announced she will be stepping down from chairing the Committee but will remain available to review the guidelines with new volunteers. The Board, Management and all Owners present thanked Pat for her many years of service and presented her with an appreciation gift.

Governing Documents Review Committee

Kruger Law Firm is in process of revising and updating the CC&R's and By Laws of the community. A list of recommended amendments provided by the Committee have been forwarded to the Attorney for consideration and inclusion in the proposed restated documents. A first draft of the restated documents is anticipated to be available in mid-August for review.

Unfinished Business

The Board and volunteer committee members have spent the past several months obtaining and reviewing flooring replacement proposals for the card room. After further review and discussion and upon recommendation of the committee, a motion was made, seconded and carried to approve the proposal from Carpeteria Carpet One for a cost of \$3,940.33.

New Business

Due to the growing amount of contaminated materials in recycling containers, Republic Services has notified the Association that there will be a recycling service cost increase of \$2.34 per unit, per month effective with the September billing. This cost increase must be passed onto the Membership effective with the September billing. All Members will be notified of the price increase.

Hot Topics - Smoke Alarms

Alpine Fire Marshall Jason McBroom was present at the last meeting to review the purpose and workings of smoke detectors and make recommendations on the proper type of smoke detectors for this community. He has recommended working with Kidde Fire Equipment Company on a program to provide proper smoke detectors to our community at a discounted price. Management and two (2) Board Members met with Kidde representatives to review their products and pricing. It appears after review that like products are conveniently available at big box hardware centers at competitive prices.



Crown Hills News - Page 4

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. rocairn@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.