



Crown Hills Newsletter August 2019

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Board of Directors

President

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Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

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Assistant Manager

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Office Hours

Monday, Wednesday, Thursday

8:30 a.m. - 5:00 p.m.

Tuesday 7:00 a.m. - 5:30 p.m.

Friday 8:00 a.m. - 2:00 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 27, 2019
at 6:30 p.m.

President's Message

Happy August Crown Hills Community,

I was so disappointed that I had to miss our recent board meeting. Unfortunately, timing was not great as the meeting coincided with my yearly convention. The theme for our conference this year was "Elevation". I came back feeling both motivated and inspired by the incredible leaders who shared their thoughts with us. What does it take to elevate a community? For one, it is having a common goal, a vision, and the genuine concern that we all are working towards the greater good.

We did a really cool exercise I want to share. You stand with both feet planted on the ground with your right arm stretched in front of you. Then take your body and turn as far to the left as you can without moving your feet. See where your hand reaches. Now start over. But before you do, close your eyes and visualize where your hand landed before and imagine going farther. Now try again, right hand stretched out and turn! Where did you stretch to? This exercise is the same as life! I came back thinking about how far I have pushed myself and how I could have gone farther. I am starting to apply this idea to so many things, including our community. What if we all had the same vision for Crown Hills as a kind and safe neighborhood. I am determined to stretch my limits and visually prepare myself for each journey in my life.

As I was thinking about my message for this month, I was reading what was happening last year at this time. We were in the midst of Alpine recovering from the fires and talking about safety and being prepared. I never think that anything is coincidental and it was perfect timing that Casey shared with the board an upcoming event in Alpine. August 6th is National Night Out, it is an annual community-building campaign that promotes police and community partnerships. I am so very thankful to our police and Fire departments for everything they do to keep us safe! This is a great opportunity to take children and educate them on these heroes important roles in our community. Here are the details:

National Night Out 2019 at the Alpine Sheriff's Station

Tuesday, August 6th from 4:00 pm to 7:00 pm.

Join us for a FREE hot dog, chips, and soda donated by the Alpine Kiwanis!

Check out Sheriff's Bomb/Arson,

Search and Rescue, the Alpine Fire District Fire Engine, and more!

Wishing everyone a safe and blessed month ahead! Remember, you never know how far you can reach if you don't try!

Sincerely,
Cat Santangelo, President

New Office Hours

Effective Monday, August 5

Monday, Wednesday, Thursday

8:30 a.m. - 5:00 p.m.

Tuesday 7:00 a.m. - 5:30 p.m.

Friday 8:00 a.m. - 2:00 p.m.

We Need You!

There are 3 seats up for election on the Board!

Take a moment and consider joining the great group of Board Members. If you need a nomination form, they are available in the office or contact Elizabeth and she will send you one. It takes good people like you to step up and become a Board Member.

Please consider joining a great team!

Thank you.

HOA Elections are coming!

If you have recently made changes to your contact information, please, make sure to let the office know. Lots of owners are changing to cell phones only. Make sure we have your new phone number. Thank you.

Union Tribune Newspaper Delivery Driver

We have received several reports regarding the Newspaper delivery person driving very unsafe throughout the community. There's an incident report recorded at the Union Tribune Office. If you notice this driver still driving unsafe please report it at 619.299.3131 and reference incident report #Z27004.

Trash Service

Please be reminded Crown Hills trash service contract is to collect 1 trash bin, 1 recycling bin & 1 yard waste bin. You may not leave items on the side of your bins for collection. If the HOA receives any extra charges on the bill it will be passed onto the offending homeowner.

For sale

Solid wood entertainment center for more information call Betty at 619.339.7701

Large Selection of mature potted Cactus and Succulents \$4.00 Please contact 619.445.6485



RV Lot Renters Notice

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

Community Alerts

It was reported we had a vehicle stolen on Hyacinth and a couple of vehicles were broken into on Lobelia. Please be on the lookout and report any suspicious activity to the Sheriff Department at 858.565.5200.

Community Yard Sale

The next Community Yard Sale will be October 12th 8:00 a.m. to 2:00 p.m.



Well Update

As many of you may know the Well pump broke and had to be replaced. Landscape irrigation was provided on city water for a couple of weeks. The board is happy to report the Well is back up and running as of July 31st!! Special thanks to Bob Massey, Casey Myers & Ron Torres for all their support during this process! We have many pictures of the repair to share. If you're interested in looking at them, stop by the onsite office.

Lost & Found

Many items have been turned in to the onsite office. Please stop by and see if we have your lost items. We have mailbox keys, goggles, watch, money, sunglasses and more!

Street Parking & Guest Parking

Please be reminded if your vehicle is parked on the community streets between 12:00 a.m. to 5:00 a.m. you are subject to tow at owners expense. Guest parking is for use of your guests *only*.



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 - Mailboxes

If you are experiencing trouble opening your mailbox door please report it the onsite office at 619.659.3520 or by email at Elizabeth@phoac.com

Pet owners: If you have your dog with you when picking up your mail, please **don't approach** the postman until he has completed the mail delivery.

We are trying to prevent him getting bit by a dog again. Please help keep our postman safe!



Board Minutes Summary - July 23, 2019

Homeowner Forum

Time was set aside for homeowners in attendance to present questions or concerns regarding the Association to the Board of Directors. Items discussed were; kitchen remodel, Board meeting procedures, asphalt and pool hours.

Presidents Message on Page 1

Meeting Minutes

Upon a motion duly made, seconded and unanimously carried, the Board approved the June 25, 2019 Regular Meeting minutes as presented.

Upon a motion duly made, seconded and unanimously carried, the Board approved the June 25, 2019 Executive Meeting minutes as presented.

Financial Reports

June 2019 reports - Upon a motion duly made, seconded and unanimously carried, the Board accepted the as reports presented. Operating Cash: \$47,312.43. Reserve Savings: \$611,391.47. Total Assets: 674,601.82

Committee Reports

Architectural

Committee Chair, Mike Wilmers, was not present to discuss pending architectural applications.

Landscape

An update of community landscape matters was provided to the Board.

Unfinished Business

Clubhouse Kitchen Remodel

The Board reviewed three proposals for kitchen remodel. The Board unanimously tabled the discussion to the next meeting.

Damaged Concrete Swales

The Board unanimously tabled the discussion to the next meeting.

New Business

Landscape Draft Reserve Study: The Board reviewed the draft reserve study prepared by Barrera & Co. The Board unanimously tabled approval to the next meeting and gave requested revisions to Management.

Gym Equipment Repair Proposal: The Board reviewed a proposal from Fitness Tech to repair several machines in the gym in the amount of \$393.64. Upon a motion duly made, seconded and unanimously carried, the Board approved the proposal as submitted.

Clubhouse Bathroom Proposal: The Board reviewed a proposal from Regional Elite Plumbing to replace four faucets in the clubhouse bathrooms in the amount of \$1,125. Upon a motion duly made, seconded and unanimously carried, the Board approved the proposal as submitted contingent upon verification of the type of faucet being installed.

Clubhouse Window Cleaning Proposal: The Board reviewed a proposal from Clean Sweep Janitorial to clean all clubhouse windows in the amount of \$625. Upon a motion duly made, seconded and unanimously carried, the Board approved the proposal as submitted.

Landscape Proposal: The Board reviewed a proposal from Westwind Landscape to install rock in planter beds in front of clubhouse in the amount of \$4,459. The Board unanimously tabled approval to the next meeting.

Management Reports

Action List: The Board reviewed the action list from the June 25, 2019 Board Meeting. There was no Board action required.

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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. rocain@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

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

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

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 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. 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.lisaruisteam.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

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

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

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.