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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

Joe Apparito

**Crown Hills Community Office
Manager**

Elizabeth Martinez

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. - 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, Jan 28, 2019

at 6:30 p.m.

President's Message

Happy Holidays and Merry Christmas Crown Hills Community,

"In the spirit of the season, I wanted to start by reflecting on what I am so thankful for: our incredible community, our Board, Elizabeth and Joe and that we all work together so wonderfully. I appreciate all of you so much and everything you do to make Crown Hills the remarkable community we all love and are so proud to call home. Wishing you all a beautiful and blessed holiday season with your family and all those you hold near and dear. Here is to 2020, may it be filled with joy and laughter, good health and many happy memories just waiting to be created."

Cathy Santangelo, Board President

"I would like to wish each of our Association members and their families the very warmest and best wishes during the holiday season. We have much to be grateful for, particularly all of our neighbors and the people who make this such a wonderful community. We often hear about the acts of kindness you do for one another in the community. We often see the hard volunteer work you do for our community. We love where we live and believe we are surrounded by some of the best people in the world. May you all be blessed with peace and joy through the holiday season as well as the entire year."

Tito Cruz, Vice President

"Well another year is coming to a close, this was a very busy year but we've all gotten a lot accomplished. Thank you, Crown Hills, for your support of this Board. I want to especially thank our Management Team of Elizabeth, Joe Apparito, and Gustavo for all their dedication and hard work to help make Crown Hills the great place it is. Happy Holidays!"

Casey Myers, Board CFO

"Hello Crown Hills, I am thankful for health and a great community to live in. I wish the same to all. Thank you!"

Ron Torres, Board Secretary

"Happy Holidays and New Year to all. We appreciate your support and value your input to make this a better community!"

Bob Soto, Member

"Thank you for your patience through this transition period we wish all of you a great Holiday Season!"

Joe, Elizabeth and the 360 Community Management Team!



Alpine Chorale Christmas Concert Dec 9th,

Alpine Chorale will host a Christmas concert for all Crown Hills residents to enjoy in the clubhouse. There will be free pastries and refreshments for all. Please bring your family and join the fun. See you there!

Salvation Army Band

This year Crown Hills will have a special treat! The Salvation Army Band will be in the neighborhood caroling with Christmas music on **Dec 11th** from 7:00 to 8:00 p.m. Be on the look out for them.



Looking For Donations

The Community Association Institutes of San Diego & The Youth Assistance Coalition are looking for donations to help Homeless Youth. Donation requests are: Sleeping bags, blankets, tents, pajamas & travel size hygiene items. Donation box is located in the onsite office. Donations will be accepted until Dec 20. If you would like to help, please stop by the office.

Important Notice

As many of you know we have had several car break ins in the community. Please be extra cautious. **Do Not** leave any valuables in your cars and make sure cars are locked. If you noticed any suspicious activity, please report it, **first** to the Sherriff's non emergency line 858.565.5200 and **second** to the onsite office.

Coyotes, Raccoons & Rodents

Members have reported an increase amounts of coyotes in the community. Please be reminded not to feed these creatures. This attracts more of them. We have reports of homeowners feeding the wildlife. Even though you might think this the right thing to do, please think of the safety of yourself and your pets.



Contest Crown Hills Annual Holiday Lights December 16th - 20th

3 winners will each receive a \$50 gift card and a 2019 winner sign to place in the front yard.

If you would like to be a judge, please sign up at the office before 12:30 pm on December 13th.

One judge per household, please.

Winners will be announced on the bulletin boards on Monday Dec 23rd, at 12:30 pm.

For more details please see onsite manager.

Holiday Office Hours

December 24th & 25th **Closed**

December 26th **Open** 12:00 p.m. to 5:00 p.m.

December 31st **Open** 8:30 a.m. to 2:00 p.m.

January 1st **Closed**

Please note: These hours are subject to change. Keep an eye on the bulletin boards.

Did you know...

If you ever need help changing your Smoke Alarm batteries please know the Alpine Fire Department will gladly help you for *free!* Please call 619.445.2635 for assistance.



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 - Homeowners Monthly HOA Dues

Important reminder: HOA dues go up to \$180.00 & RV Lot storage rental fees go up to \$55.00 starting in January, 2020. Please make sure to update your payment information. **Your new HOA dues of \$180.00 includes the trash service fee.** If you have any questions, please contact the onsite office at 619.659.3520 or by email at office@crownhillshoa.sdcoxmail.com



Board Meeting Minutes Summary - November 26, 2019

Approval of Previous Meeting Minutes

The Board The Board reviewed the Open Session Meeting Minutes of October 22, 2019 A motion was made, seconded and carried to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of October 22, 2019 in which the Board reviewed the Violation Log, the Delinquent Account Log, held due process violation hearings. The Board met with a Homeowner upon their request. A motion was made, seconded and carried to approve the Minutes as presented.

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Financial Report

Period Ending 9/30/2019 - The Operating Account balance is \$31,888. The total Reserve Account balance is \$645,890. The Accounts Receivable balance is \$8,684. Monthly Income was \$59,626 with expenses of \$43,218. Total assets are \$681,813. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

2019 Financial Review and Tax Returns - The Board reviewed a proposal to audit the financial statements for year ending December 31, 2019 and to prepare the federal and state income tax returns. After review and discussion, a motion was made, seconded and carried to approve the proposal from Sonnenberg & Company, CPA's as submitted for a cost of \$1,200.

Committee Reports

Architectural - Committee Chair Mike Wilmers was not present but provided a report for this period. There were eight (8) new requests received. Six (6) had an initial review and approval. Nine (9) were finalized at this time.

Landscape - The Board reviewed a punch list from a walk-thru inspection performed on Nov. 7, 2019. There were no other issues or concerns to report this period.

Pool/Spa/Wader - Canyon Fence has completed the adjustment to part of the fencing around the pool in order to be in compliance with current county guidelines. No other issues or concerns reported this period.

Unfinished Business

Proposed Kitchen Remodel - The Community Managers along with a Board Member shall coordinate a time to 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

Solar Equipment Install - The Association is in process of obtaining competitive proposals to replace the aging solar system that heats the pool water. This item will remain on the agenda. The Association shall also obtain proposals to install a photovoltaic solar system for electrical needs.

Homeowners 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 excess mulch that has been stored, the mailbox area parking and request for park benches to be installed in common areas. All questions were answered to the satisfaction of the Members present.

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 6:50 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.

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

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

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

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.lisaruitteam.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.

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.



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