



Crown Hills Newsletter February 2019

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Board of Directors

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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, February 26,

2019 at 6:30 p.m.

President's Message

Happy February Crown Hills Community!

Or as I like to call it, the month I get to celebrate Valentine's Day! I always look forward to this holiday and the opportunity to show those we love how much we care. But why limit this to one day a year? We should be living each and every day like this. Can you even imagine what our world would be like if everyone made each moment count and expressed their gratitude and love for one another!

I read this really amazing book years ago about love being expressed in so many forms and that each of us speaks our own love language. As I sat down to write this month's message it made me think of our last board meeting. Showing you care means showing up, it is attending a board meeting and being part of the community.

It means being open to new and fun ideas like pickle ball in our community. It may not be something you are running to the courts to play but finding joy in others doing something they love. It also means compromise which we saw demonstrated at our meeting! Showing you care can be acts of service and taking care of our community, like the upcoming pool resurface that is planned for February, or the committee that is working on plans to remodel our clubhouse kitchen. It is the landscape committee who is consistently working on projects to beautify our property! It is the neighborhood watch that strives to keep our community a safe place to live for all those we love. We are surrounded by amazing neighbors that do acts of service daily in our community. I am so thankful for everything that takes place to make our houses feel like home!

I propose a Valentine's Day month challenge to spread the love! Do one random act of kindness a day! I know everyone will be pleased with the difference this can make and how it makes you feel!

*Sincerely,
Cat Santangelo, President*

**HAPPY
VALENTINE'S
DAY ♡**



HOA Dues Reminder

Starting January, 2019 your homeowner dues and the trash services are combined together into one payment in your coupon book.

\$143 plus \$19 for trash services = \$162.

Please make any necessary adjustments.

Tree Maintenance 2019

The Board reviewed competing proposals for the annual tree trimming and tree removals throughout the common areas of the community. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Westwind Tree Service for a cost not to exceed \$20,000. The proposal will be amended to reduce the number of trees to be maintained after a follow up inspection is performed. The project is tentatively scheduled to begin on February 4, 2019.

Tree Mulch

During the tree maintenance we might have mulch available to give away to homeowners for use on their properties. The mulch would be delivered to the homeowner's driveway. If you are interested please let onsite office know by calling 619.659.3520 or by email to Elizabeth@phoac.com

Neighborhood Common Area Slopes

Please be advised the community slopes are not to be used for any motor cross activity. If you see any motorbikes or bicycle activity on the common area slopes, please report it to the onsite office at 619.659.3520 or by email to Elizabeth@phoac.com

Alpine Woman's Club

The Alpine Woman's Club Monthly Luncheon meets the third Tuesday of the month. This month's luncheon is February 19th at 11:40. Alpine Woman's Club is open to all East County Women. The club is located in the Historic Alpine Town Hall, 2156 Alpine Blvd. The club's Mission is to provide opportunities for women to meet and socialize, to maintain the Town Hall and to hold fundraisers for their Scholarship, Preservation and Education Foundation. So far, they have given away over \$136,000 in scholarships to local, college bound seniors. If you are interested in learning more about the club, please make a reservation to attend their monthly meeting/luncheon. Please contact Sharon Beale at 619.445.3306 or slmcgee2003@yahoo.com. Information about events and programs can also be found on their website at www.alpinewomansclub.org or their Facebook page.

Free Palm Trees

The homeowner at 2674 Columbine has 12 small palm trees he would like to give away. If you are interested please call 619.722.4221

Garage Sale

Crown Hills Semi-Annual Garage Sale
Save the Date
Saturday April 6th,
8 am to 2 pm



Neighborhood Watch

A homeowner reported a suspicious vehicle in the neighborhood. He noticed a Silver Toyota, license plate 4SJF956, stopped at a house on Lobelia. They were taking recyclables from their bin. If you see this vehicle in the community please report it to the sheriff's office at 858.565.5200.

Pride in Landscaping

With the much needed rain, comes the weeds. Please make time to complete landscape maintenance and remove weeds. We appreciate your cooperation to enhance and protect the value, desirability and attractiveness of the Crown Hills development.

Is Your Architectural Change Complete?

The office has a large amount of unfinished architectural forms. If you have recently completed work on the outside of your home, please let the office know so we can complete the follow up visit and finalize your form.

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 - Pool, Spa & Wader Resurface

The resurfacing of the pool, spa and wader and bring all components up to code in the process is tentatively scheduled for February 4, 2019 (weather permitting) The project will take approximately four (4) weeks to complete.

Board Minutes Summary - January 22, 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 general community related matters. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

Jon Green and George Barnett representing Back Country Land Trust were present to answer questions and concerns regarding the proposed use of their property adjoining Crown Hills and any effect it might have to the community. Members were free to ask questions. All questions were answered to the full satisfaction of all Members present. The Board and Members thanked them for attending and found the meeting very informative.

Presidents Message on page 1

Chief Financial Officer's Report

Period ending 11/30/18 The Operating Account balance is \$16,179. The total Reserve Account balance is \$601,022. The Accounts Receivable balance is \$19,292. Monthly Income was \$61,150 with expenses of \$72,683. Total assets are \$641,318. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Period ending 12/31/18 The Operating Account balance is \$47,418. The total Reserve Account balance is \$610,970. The Accounts Receivable balance is \$22,480. Monthly Income was \$96,563 with expenses of \$65,324. Total assets are \$664,401. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Committees

Landscape

The Board reviewed a punch list from a walk-thru inspection performed on 1/14/2019. Westwind has removed all of the dead and dying Acacia along the north side of Victoria Parkway and has completed replacing with new plantings and irrigation. All work to date is to the satisfaction of the landscape committee. The Board reviewed several landscape upgrade proposals from Westwind. A motion was made, seconded and carried to approve a proposal to install annual flowers by the office/clubhouse area for a cost of \$280. A motion was made, seconded and carried to approve a proposal to install shrubs and groundcover on the sloped common areas behind 2480 Columbine and 2163 Larkspur to control erosion for a cost of \$550. A motion was made, seconded and carried to approve a proposal to install shrubs along Verbena Terrace to control erosion for a cost of \$940.

Governing Documents

Kruger Law Firm is in process of revising and updating the CC&R's and By Laws of the community with assistance of the Governing Committee. A follow-up list of recommendations provided by the Committee have been presented to the Board for consideration and inclusion in the proposed restated documents. After review and discussion a motion was made, seconded and carried to approve the Committee recommendations. The recommendations will be forwarded to Kruger for review, consideration and inclusion in preparing a final draft. 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 of 51% or 167 votes.

Architectural

Committee Chair Mike Wilmers was present to provide a report. There were thirteen (13) new requests received. Eleven (11) had an initial review and approval. Six (6) finalized projects were reviewed and approved.

Unfinished Business

The Board allowed open discussion among the Members present whether to consider incorporating a pickle ball court onto the far tennis court creating a multiple use court. The Board has taken the request under consideration pending obtaining the funding needed.

New Business

The Board reviewed a proposal from MT Security to patrol the community nightly and enforce parking rules. After further review and discussion a motion was made, seconded and carried to approve the **proposal to perform 1** patrol each night at random times 7 days a week for a cost not to exceed \$2,000.

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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. 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.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

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

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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.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

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.

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

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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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