



Crown Hills Newsletter July 2018

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Board of Directors

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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, July 26, 2018
at 6:30 p.m.

President's Message

Happy Summer Crown Hills Community

Every day of the summer is a reason to celebrate. Beautiful weather, vacations, beach trips, barbecues, picnics, and sitting poolside with a glass of lemonade. The summertime provides us with so many opportunities to enjoy our community and spend time with friends and family. It also provides us with many chances to be good neighbors and this means being mindful of our community's rules. These rules are in place to ensure everyone's safety and enjoyment of our community.

One of the most popular attractions at Crown Hills during the summer is our pool. I wanted to share some friendly reminders about pool etiquette. The rules are posted on the pool gate and bulletin board by office door for your viewing pleasure.

- ◆ The pool gate must be closed at all times. Please do not prop it open!
- ◆ All homeowners have a FOB to gain entrance into the pool area. Those who do not have a FOB to use, should not be given access into the pool area.
- ◆ All food and beverages must be stored in unbreakable containers – Glass is not allowed poolside and is very dangerous! It is hard to see broken glass in a pool!
- ◆ Alcoholic beverages must stay at home!
- ◆ You must be over 4 foot 6 inches tall to be in the spa. Good news if you are close, you grow faster in hot weather!
- ◆ Those who are not toilet-trained must wait until they are to enjoy the pool. That is a good incentive for training!
- ◆ Please report any fence hoppers! We have had many instances in past summers where our pool has become the hot spot - We want to keep everyone safe and breaking the rules isn't cool!

Speaking of safety, beautiful warm weather invites visitors into our neighborhood like rattle snakes. Please be careful when walking and walking with your pups! Warm weather also means hot pavements and the need for cool water to keep our furry companions at their best.

Wishing you all a very safe and fun summer and 4th of July. As we are celebrating our nation's independence, I would like to thank all of our incredible Veterans and members of the military for their service to our nation. Thank you for protecting our freedom and for keeping us safe.



Sincerely, Cat Santangelo, President

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.

Skunks

We recently received several reports of heavy skunk activity in the community Green belts, AG Pest will set up traps to help with this recent heavy population.

Package Delivery

If you receive a package that does not belong to you please return it to the Post Office. We know of 2 incidents of packages delivered to the wrong address and not returned. Please be courteous to your neighbor and our postman.

Pet Waste

When walking your pets please be careful they don't relieve themselves in homeowners yards, if they do on accident please clean after them. Also we have found pet waste bags left on the grass areas. We have Pet Waste Stations throughout the community for your convenience. We ask that you please discard your full pet waste bags accordingly and not leave it on the grass areas or any other common area.

Leash Rules

We have had several reports of people walking their dogs off-leash. All residents are asked to keep their pet on a leash at all times when not on their own property. There are no "off-leash" areas in the community.

No Paws on Hot Pavement

Is the pavement safe for your dog to walk on? Take off your shoe and try to stand on the pavement for 10 seconds. If it's too hot for you, it's too hot for your pet.

Snakes

There have been several rattle snakes 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. Don't allow them to bark for long periods of time, Please be courteous to your neighbors. Friendly reminder excessively barking dogs is against the Rules.

Clubhouse Sidewalks

Please remind your children that bike riding, skateboarding or any type of wheeled toys are not allowed in the surrounding sidewalks of the clubhouse. It is not safe for pedestrians.

Neighborhood Concerns

The Community is reporting an increase of people ignoring the Stop signs and speeding. If caught, you will receive a violation and possible fines. Please be safe and obey the road safety rules. Posting a road sign with out approval is also prohibited. Thank you for your cooperation.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Fire Pits

According to the Alpine Fire Protection District, above ground fire pits require a clearance of 25 feet from combustibles. Enclosed fire pits require 10 feet of clearance from combustibles. Please use extreme caution if you decide to have a fire pit going during these hot months!



Clubhouse Reservations

Please check the Events Calendar at www.crownhills.org to check availability and print the rental agreement. The Clubhouse is booking up fast for the summer and fall. Remember, there is no smoking near the buildings, please inform your guests in advance.

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.



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 - June 26, 2018

Open Forum

Members asked questions or commented on general landscape and maintenance matters. All questions were answered to the satisfaction of the Members present. A Member thanked the Board and Management for their time and efforts in maintaining the community. Members remained to observe the remainder of the meeting.

Presidents Message on page 1

Chief Financial Officer's Report

The Operating Account balance is \$32,283. The total Reserve Account balance is \$571,813. The Accounts Receivable balance is \$27,409. Monthly Income was \$78,459 with expenses of \$67,971. Total assets as of 5/31/2018 is \$632,901. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Landscape

Excess mulch left from the tree trimming/removal project is being spread out throughout the property by the landscapers one day per week until complete. The Board reviewed an irrigation upgrade proposal provided by Rain Master. This item will remain on the agenda for further review and discussion.

Architectural Committee

There were six (6) new requests received. Six (6) had an initial review and approval. Three (3) finalized projects were reviewed and approved. There were no other issues to report this period.

Governing Documents Review Committee

The Board reviewed a bid proposal from Kriger Law Firm to revise and update the CC&R's and By Laws of the community. After further review and discussion, a motion was made, seconded and carried to approve the proposal as submitted for a cost not to exceed \$3,500. The committee has submitted a list of recommended amendments to the board and approved. The amendments will be forwarded to the Attorney for consideration and inclusion in the proposed restated documents.

Unfinished Business

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 will be distributed to the membership in the next several days. Becky Schooler shall act as Inspector of Election for this vote with assistance from the management company as needed.

New Business

The Board reviewed a proposal from Clean Sweep Janitorial to perform the cleaning of all common building windows inside and out, window screens and tracks. A motion was made, seconded and carried to approve the proposal as presented for a cost of \$575.00.

Hot Topics - Fire Marshall

Alpine Fire Marshall, Jason McBroom, was present to review the purpose and workings of smoke detectors. He made recommendations on the proper type of smoke detectors for this community. He is also working with Kidde Fire Equipment Company on a program to provide proper smoke detectors to our community at a discounted price. All residents present were provided the opportunity to ask any questions which were answered to the satisfaction of all. The Board thanked the Fire Marshall for taking the time to meet with them.



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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 - 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.mariellarocha.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.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

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.lisaruizteam.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.

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