



# Crown Hills Newsletter July 2019

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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**

Catie Contreras

#### **Crown Hills Community Office**

##### **Assistant Manager**

Elizabeth Martinez

1821 Victoria Park Terrace

Alpine, CA 91901

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619.659.3520

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##### **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](http://www.phoac.com)

##### **Next Board Meeting**

Crown Hills Clubhouse

Tuesday, July 23, 2019 at

6:30 p.m.

## President's Message

Happy July Crown Hills community,

So excited to be celebrating the Fourth of July! This holiday always officially marks the kick off of the summer for me, warm weather, actually very warm weather and so many special events. From barbecues, picnics, trips to the beach and many fun days spent with family and friends. It brings back so many fabulous memories of my childhood and feeling safe, roller skating and swimming in a clean pool! I remember leisurely mornings watching cartoons and TV shows and having my favorite breakfast mom so lovingly prepared.

Not to date myself, but I always remember watching Mister Roger's Neighborhood. As I was reminiscing, it made me think about what does it entail being a good neighbor? There was some great topics brought up at our last board meeting around safety and respecting our community I wanted to share:

1. Please park in the designated areas for picking up your mail. We have a marked off zone for no parking for a reason. If there is an emergency, our parking lot is too tight for fire trucks to gain access.
2. Drive the speed limit and obey stop signs! There are children playing in our neighborhood and families walking with their children and their dogs!
3. Please respect our beautiful newly renovated pool and it's rules! We have many kids sneaking into the pool after hours, and enjoying alcoholic beverages and leaving a mess! We have hired security and community members will be calling the sheriff's office if they see trespassers.
4. Children must be accompanied by an adult in the pool. This is for their safety! While spending time at the pool can be so much fun, it also presents many dangers.
5. If you are interested in entertaining at the club house, please submit a rental form. Please understand it does not include the pool area. Our pool area has very specific rules and regulations in place to protect you and our community.
6. Parking on the streets after hours. While we want you to enjoy having guests over, please have them park in designated spots. Emergency vehicles can't get through our streets if cars are parked on them. Heaven forbid we need this, but we want everyone to sleep rest assured knowing that if an emergency happens, help can arrive in time to save a life! As the summer heats up, there are many things that can spark a fire! Be mindful of your surroundings.



I want to thank everyone for respecting our community and your neighbors! While at times these rules may feel like a nuisance, they were put in place to keep our community safe! I have hope in my heart, that you will all want to respect them. I personally bought into an HOA, knowing that it would be a safe place to live.

Wishing you all a safe, happy and healthy summer!

Sincerely,  
Cat Santangelo, President

## Governing Documents

Our CCRs have been recorded and are official! The revised CCRs, Bylaws and Architectural and Landscaping Standards documents are now posted on our website. If you have been waiting to install newly approved types of fencing, wait no more. The documents sent to each homeowner for approval are the same as what is posted on the website.

## We Need You!

Take a moment and consider joining the great group of Board Members when you receive your mailing for the election. It takes good people like you to step up and become a Board Member. It takes many people helping to make Crown Hills a great place to live. Please consider joining a great team and run for the Board of Directors. 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.

## Private Pool Parties Are Not Permitted

- ✓ Members may **not** have more than six (6) guests in the pool area at any time unless prior written approval is obtained from the on-site manager. (Rule 3.4)
- ✓ Alcoholic beverages are prohibited in the pool area. (Rule 3.7a)

## 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!

## Exercise Room Cleaning

Please leave the exercise room when the room is scheduled for cleaning, Schedule your exercise **before** or **after** this time. Machines being used during this time do not get cleaned nor does the area around them. Thank you.

## Welcome to Catie Contreras

Catie was introduced at the June Board of Director's meeting. She is the new representative for PHOAC, our HOA's management company.

## For sale

- ✓ Solid wood entertainment center for more information call Betty at 619.339.7701
- ✓ Succulents on Verbena Terrace contact 619.445.6485

## Alpine Woman's Club

Alpine Woman's Club Scholarship winners for 2019 are Devon Fox, Robert Donnell and Skylar Larsen. Congratulations! So far the club has given away \$140,000 in scholarships, to Alpine seniors, who are either college bound or planning to attend a vocational school.



## Alpine Woman's Club

### Holiday Home Tour Applications Now Available

Alpine Woman's Club is now accepting applications for potential homes for their 14th Annual Alpine Holiday Home Tour, held this year on Saturday, December 14th. The Tour benefits the AWC Foundation. Applications are at [alpinewomansclub.org](http://alpinewomansclub.org).

### 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 - Request from our Mailman

Charles, our mailman, was bit by a homeowner's dog while this homeowner was picking up the mail.

Charles is requesting homeowners with pets with them, wait until he is done placing **all** the mail in the boxes before picking up their mail. In other words...keep your pets safely away from the postman! This is a new rule for everyone's safety.



## Board Minutes Summary - June 25, 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 May 28, 2019 Regular Meeting minutes as presented.

Upon a motion duly made, seconded and unanimously carried, the Board approved the May 28, 2019 Executive Meeting minutes as presented.

### Financial Reports

**May 2019 reports** - Upon a motion duly made, seconded and unanimously carried, the Board accepted the as reports presented.

**Delinquencies** - The Board reviewed the current delinquency report. No action was taken at this time.

### Committee Reports

#### Architectural

Committee Chair, Mike Wilmers discussed all pending and new architectural issues with the Board.

#### Landscape

An update of community landscape matters was provided to the Board. Upon a motion duly made, seconded and unanimously carried, the Board approved a proposal from Westwind Landscape to remove several dead bushes throughout the community in the amount of \$2,785.00.

#### Governing Documents

A brief update regarding the newly approved CC&R's and Bylaws was given to the Board and members present.

### Unfinished Business

#### Mailbox Replacement

An update was given regarding the mailbox installation and distribution of keys.

#### 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 Proposal

The Board approved proposals with the Landscape Committee. No Board action required.

#### Fascia Board Replacement Proposal

The Board reviewed a proposal from Bailey Construction to replace fascia boards on the storage building in the amount of \$3,780.. Upon a motion duly made, seconded and unanimously carried, the Board approved the proposal as submitted.

**General Discussion:** There was no Board action required.

**Homeowner Communications:** The Board reviewed all homeowner communications submitted this period.

### Management Reports

**Action List:** The Board reviewed the action list from the May 28, 2019 Board Meeting. There was no additional Board action required.

**Property Inspection:** Any issues regarding common area maintenance was reviewed at this time. 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](http://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](http://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](http://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

**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](http://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

**Kathie Pelletier** - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. 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](http://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](http://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](http://www.rapidtatts.com) 619.760.6304

**Photography-Portraits**, family & pets, home inventories, business, advertising, products, Experienced Professional: Contact Ted, [t-walton@pacbell.net](mailto: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](mailto: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.