



# Crown Hills Newsletter June 2018

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## Board of Directors

### **President**

Cathy Santangelo

### **Vice President**

Tito Cruz

### **Secretary**

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### **Chief Financial Officer**

Casey Myers

### **Member**

Bob Soto

### **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, June 26, 2018  
at 6:30 p.m.

## President's Message

Happy June Crown Hills Community!

First of all, I want to say a very special thank you to everyone who voted on amending the architectural guidelines to include wood look doors. I was so very pleased to see how many of you shared your voice on this topic. This is such an important part of being a community. Our board always wants to have every decision be in the very best interest of our community, and when you vote, it helps us to do so. Secondly, it was wonderful to see so many attend the last board meeting. I love to see a full house at our meetings and invite more of you to attend. Our meetings are always the fourth Tuesday of every month except December.

A great question was asked at this meeting and I wanted to share it with everyone. Here it is, "what needs to be done if you want to change your landscape or anything in your architecture?" On our Crown Hills website [www.crownhills.org](http://www.crownhills.org) under the "Documents" tab, we have resources that can help you with these decisions. They include:

- ✓ Architectural and Landscaping Standards
- ✓ Approved Color Scheme Instructions
- ✓ Architectural and Landscape Change request form

If you do not have internet access, you can stop by the office and Elizabeth would be happy to help you with these forms. The Architectural and Landscape Change Request form must be submitted and approved before any work may be done. This process helps us to ensure that we protect the beauty and integrity of our community. Which at the end of the day, also protects the investment you have made in your home.

The Governing Documents Committee stated at the board meeting it is requesting the architectural pieces of the CCR's be moved to the Architectural and Landscaping Standards document so that there is more control over them. This would make it easier to update standards, like the recent addition of the wood garage doors.

Congratulations to all the Graduates in the community! Enjoy your bright new futures!

As for June, we have a very special day this month – Father's Day! Wishing all the Fathers in our community a very relaxing day celebrating you and everything you do for your family, friends and community. I know I will be enjoying this special day with my Dad. I feel very blessed and proud to have him as my father, he has made so many sacrifices and worked so hard for my family. I try to let him know all the time how much I love him and how thankful I am he is my Dad. My best advice, live each day to its fullest and remember to tell those you love how much they mean and don't wait for special days. I am very thankful for our Crown Hills community!



Sincerely, Cat Santangelo, President

## Architectural Standards Amendment

### Garage Door Vote Update

Thank you to all the homeowners who have turned in their ballot and made their voice heard! You should have received an official letter in the mail with the results of the vote.

### Wild Life

We recently received several reports of coyote packs, bob cats, rattle snakes and raccoon sightings in the community. Please **do not** dump any type of food products down the slopes behind your homes. This behavior attracts critters. Pick up fallen fruit from the ground under your fruit trees and dispose of properly. Be cautious when walking the neighborhood. Please make sure you always have a close eye on your children and pets.

### 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.



### 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 and pick one up. They are available at the onsite office.

### Hyacinth Mailboxes

A few homeowners have expressed concern about the new mailboxes installed on Hyacinth. Homeowners believe they have too much movement. A meeting was scheduled with the vendor. He explained these boxes are top heavy and the movement they make is normal. We also asked our postman and he confirmed what our vendor said. We checked out other locations with these type of mailboxes and they have the same type of movement. The mailboxes have a 12 year warranty.

### Pool Etiquette

Please obey the pool rules for everyone's safety and the enjoyment of the community. If you witness anyone jumping the pool fence please report it. This is one of the biggest problems we currently have. Please review the Pool Rules posted on the bulletin board outside the office. Members can be fined and even have their privileges revoked for not following these rules.

Important pool rule reminders:

- ✓ Per SD County regulations—the pool gate must be closed at all times! **Do Not** prop it open!
- ✓ **Do not** open the pool gate for anyone! All homeowners have a fob to gain access.
- ✓ All food and beverage must be stored in unbreakable containers (NO GLASS).
- ✓ Alcoholic beverages are **prohibited**.
- ✓ Persons who are **not toilet-trained** may not use the pool or spa. Wader pool is allowed.
- ✓ You must be over 4' 6" tall to be in the spa.

### Governing Documents Review

We invite all homeowners to have your voice heard. If you have any suggestions for changes or additions to the governing documents, please submit them to the office! Thank you! ~ the Governing Documents Committee

### Alpine Woman's Club

Alpine CPR/AED Class June 9th 9 am to 11 am. Would you know how to respond if your child stopped breathing or someone you love had a heart attack? If you have never learned how to perform CPR then this is your chance to learn CPR in a simple, easy to understand manner. Great class for babysitters, parents and grandparents. You receive a two year certification and learn CPR for adults, children, and infants as well as Heimlich maneuver and what to do for drowning. Fee is \$40 for adults and \$20 for children 10 years to 16 years. To register please call Save-A-Heart 619.445.4569.

### 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 - May 22, 2018

### Open Forum

Members asked questions or provided comments on general landscape and maintenance matters, the recently completed asphalt sealing project, and the garage door vote of the members. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

### Presidents Message on page 1

### Chief Financial Officer's Report

The Operating Account balance is \$23,191. The total Reserve Account balance is \$560,980. The Accounts Receivable balance is \$27,774. Monthly Income was \$66,908 with expenses of \$85,654. Total assets as of 4/30/2018 is \$611,945. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

### Landscape

Upon a motion made, seconded and carried, the Board approved a fire abatement brush clearing proposal from Westwind Landscape for a total cost of \$850.00. Excess mulch left from the tree trimming/removal project will be spread throughout the property by the landscapers one day per week until complete.

### Architectural Committee

There were ten (10) new requests received. Ten (10) had an initial review and approval. Four (4) finalized projects were reviewed and approved. Volunteers are needed to fill positions on the committee. Members may sign up in the community office.

### Governing Documents Review Committee

The committee consists of Diane Altamirano and Becky Schooler as Co-Chairs, Cathy Santangelo as Board Liaison, Becky Schooler is also the Secretary. Harry Houghton, Bob Massey, Rebecca Ocain, Tom Richardson, and Ann Cole are Members. The committee has submitted a list of recommended amendments to the board for review. The amendments will be forwarded after review to the Attorney for consideration and inclusion in the proposed restated documents.

### Unfinished Business

Weir Asphalt has completed the sealing of all of the asphalt streets throughout the community with no major issues or concerns to report.

The spa will be scheduled for resurfacing as well as any code updates needed per county regulations after the summer season is over. There have been no major issues or concerns to report this period.

### New Business

The card room carpeting and sections of wall have been damaged from flooding issues in the pool pump room over a period of time. The pump room has been fully repaired and the walls in the card room have been fully repaired. Proposals will be obtained to replace the damaged carpeting. This item will remain on the agenda.

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### Hot Topics - Mailboxes

The mailboxes serving residents on Hyacinth were recently vandalized. Sprint Postal Services has completed the replacement with higher gauge metal mailboxes to prevent further vandalism. The board reviewed a proposal to replace all of the remaining mailboxes in the community. These mailboxes will be replaced next year per the guidelines stated in the reserve study. Competitive proposals will be obtained.



## 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. 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](http://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.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**

**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](http://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

**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](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

**SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!**

& more. Website: [www.rapidtatts.com](http://www.rapidtatts.com) 619.760.6304

Residents of Crown Hills are welcome to  
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3 line maximum

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