



# Crown Hills Newsletter June 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**

## Crown Hills Community Office

### **Assistant Manager**

Elizabeth Martinez

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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

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San Diego, CA 92120

619.229.0044

[www.phoac.com](http://www.phoac.com)

### **Next Board Meeting**

Crown Hills Clubhouse

Tuesday, June 25, 2019 at

6:30 p.m.

## President's Message

Happy June Crown Hills community,

I have so many wonderful memories of the summer months, beautiful weather, long days spent by the pool and fun barbecues with family and friends! I am wishing you all a safe and amazing summer, filled with memories just waiting to be created!

*Happy  
Father's  
Day*

The beginning of summer also presents us with the opportunity to celebrate some wonderful people!

A very special Happy Father's Day to all those incredible men in our lives. Thank you for everything you do for your family, friends and our community.

Congratulations to all of our graduates, your hard work and dedication has paid off!

I want to also celebrate and say a special thank you to the amazing governing documents committee co-chaired by Becky and Diane. I had the opportunity to work with this fabulous group of people who dedicated countless hours working on bettering our community. I am so proud of everything you accomplished and that our governing documents were approved at our recent board meeting! Thank you to all who took time to vote, remember your vote does count!!

On a sad note, I would like to recognize and say a huge thank you to Joe Apparito. Joe has let us know that he has taken another position and his last day with PHOAC will be next Friday. I can't even begin to tell you what an asset and support Joe has been to our board. He is going to be very missed and we wish him all the very best in this next chapter in his career!

With this being said, the Board will be having a special meeting with Wes Porter the owner of PHOAC and Joe's replacement on June 19th. We all know that these are very big shoes to fill, and we want to ensure a seamless transition and that we have the right person supporting our community.

The Board is very busy and I wanted to let you know a few things we are working on. To protect our community during fire season, we are actively attacking the weeds issues on all fronts. A special thank you to Westwind! They have been bringing in extra people to help in this. We are doing an electrical repair and upgrade to all of our six irrigation controllers. We are currently pursuing bids for our glamorous Kitchen remodel. Hope to see you all at our next meeting.

**Please make sure to read the important flyer insert regarding the Pool Rules. Save it for future reference.**

Wishing you all a great start to your summer!

*Sincerely,  
Cat Santangelo, President*



### Pool Etiquette

Please see the flyer included with this newsletter.

### 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)
- ✓ Food and beverages consumed outside the clubhouse must be contained in unbreakable containers. (Rule 3. 7b)
- ✓ Alcoholic beverages are prohibited in the pool area. (Rule 3.7a)

### Mold Growing On Your Home?

We have noticed on the monthly walkthroughs, there are several houses with mold growing on the exteriors. The heavy rainy season has contributed to this problem. To avoid receiving a letter from the HOA, please inspect your home and take care of any mold issues you may have. You can google simple steps for mold removal. If you have questions, please contact the onsite office.

### RV Lot Electrical Outlets & Dumpsters

Please be reminded RV lot electrical outlets are to be used only to charge your RV the night before you take a trip. Be advise RV'S left connected for several days will be disconnected. The dumpster in the RV Lot belongs to Westwind Landscape. Do not dump your trash in their dumpsters.

### Pickleball

To all Pickleball players... if you're interested in playing with other members, contact the onsite office at 619.659.3520 to place your name on a available players sign up list.

### Snakes

We have received several reports of rattle snake sightings in different areas of the community. With all the rain this year, a bumper crop of snakes will be out this year. Be aware of your surroundings and make sure you advise your children to be careful. If you find a rattlesnake, contact Heartland Fire at 619.441.1621. who can safely relocate the snakes.

### Forever in our Hearts

It is with great sadness I announce that Pat Morris has passed away. We will miss her dearly and are so thankful for all the volunteered work she provided as the Chair of the Neighborhood Watch Committee. To Pat's family we have you in our thoughts and prayers!



### Pet Rules Reminders

We have several complaints of pet owners not following pet rules.

- ✓ When walking your dogs they must be on a leash at all time.
- ✓ Pick up dog waste! We have several dog waste pet stations for your convenience.
- ✓ If your dog uses your back yard as a bathroom please clean it up promptly. Your neighbors don't need to smell pet waste, please be courteous.

### Barking Dogs

Please tend to your dogs and make sure they are taken care of. Don't allow them to bark for long periods of time, Please be courteous to your neighbors. Excessively barking dogs are against the Rules.

### 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 use a fire pit during these hot months!

### 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 - Clubhouse & Snapdragon Mailboxes

Please be advised mailboxes will be replaced beginning June 19th. We will post a reminder notice on the mailboxes. New mailbox keys will be distribute after installation is complete.

**NOTE:** If you rent your home, you will need to sign an authorization form to release your new mailbox keys to your tenants. Please contact the onsite office to obtain an authorization form or if you have any questions. 619.659.3520 or by email at [Elizabeth@phoac.com](mailto:Elizabeth@phoac.com)



## Board Minutes Summary - May 28, 2019

### Open 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; landscape and storm drain maintenance in the community.

### Presidents Message on page 1

### Chief Financial Officer's Report

Upon a motion duly made, seconded and unanimously carried, the Board accepted the April 2019 financial reports as presented.

### Committees

#### Landscape

An update of community landscape matters was provided to the Board. Upon a motion duly made, seconded and unanimously carried, the Board approved several landscape installation proposals as submitted.

#### Governing Documents

One hundred ninety eight (198) members submitted a ballot out of three-hundred-thirty-three eligible members. The Inspector of the Vote announced that quorum has been achieved. The board voted 3 to 2 in favor of tabulating the ballots at this time with no further extensions.

Results:

Approved	183 one hundred eighty three
Unapproved	15 fifteen

The amended governing documents are approved and will become effective once the CC&R's are recorded. The members will be notified of the results within 15 days.

#### Architectural

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

### Unfinished Business

#### Mailbox Replacement

The new mailboxes have been ordered and delivered. The new mailboxes will be installed in approximately 2 weeks. Notices will be drafted to all residents with additional information and instructions.

#### Clubhouse Kitchen Remodel

The Board met with and reviewed competitive proposals provided by the Kitchen Remodel Committee. This item will remain on the agenda to obtain additional competitive proposals for review and consideration.

Proposals have also been obtained for prepping and painting the interior of the clubhouse and kitchen. This project shall be coordinated with the kitchen remodel to be completed together.

### New Business

#### Damaged Concrete Swales

Competitive proposals will be obtained to begin replacing damaged concrete storm swales as needed. Qualified contractors will be scheduled with management and a Board liaison to inspect the areas to determine the scope of work needed.

#### Homeowner Communications

The Board reviewed all homeowner communications submitted this period.





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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

**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.

**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

### 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.

## To all Crown Hills Residents from your Board of Directors

As we find the "Swimming Season" upon us again, it is probably timely to review the Rules covering use of the Pool area by the residents and guests of Crown Hills. These Rules have arisen from common experience and the results of "lessons learned". The Association rules are approved and published by the Board of Directors, as authorized by the CC&R's. In several cases the rules are based on County or State restrictions.

### Crown Hills Community Pool Rules

1. One of the most frequently violated rules is "the pool gate must be locked at all times and propping the gate open is prohibited". This is a strictly enforced County regulation which is in place with the safety of small children in mind. Residents or guests found in violation of this rule are subject to steep fines imposed by the Association. (Rule 3.15b)
2. Children under 14 years of age may not use the pool or spa unless under adult supervision. (Rule 3.15a)
3. Children who are not yet potty-trained are not allowed in the pool or spa (Rule 3.15 d)
4. Only swimming attire is allowed in the pools or spa. Swimming attire may not be worn in the clubhouse except when en route to the restrooms. (Rule 3.9)  
**Note:** To minimize water damage to the clubhouse flooring, please utilize the rear entrance (next to the Tennis Courts) if possible.
5. Animals are not allowed in the clubhouse or pool/spa enclosures. (Rule 3.11)
6. Alcoholic beverages are prohibited except inside the main hall of the clubhouse at an authorized, pre-approved reserved private party. Rule 3.7a)
7. Food and beverages consumed outside the clubhouse must be contained in unbreakable containers. (Rule 3.7b)
8. Members may not have more than six (6) guests in the pool area at any time unless prior written approval is obtained from the Crown Hills Board of Directors or onsite manager. (Rule 3.4)
9. Private Parties. The clubhouse may be reserved for private parties through the onsite manager. With the exception of the tennis courts, other community center facilities may not be reserved. (Rule 3.5.)
10. Members are responsible for the actions of their guests, (Rule 1.3) and must always be with their guests during pool use.
11. Running and diving are prohibited in the pool area. (Rule 3.15c)
12. Smoking is prohibited in all community center areas. (Rule 3.8)
13. You must be 14 years of age to use the spa and must be over 4 feet 6 inches tall. (Rule 3.16)
14. Spa water temperature should remain at a maximum of 104 degrees. This temperature can be hazardous to pregnant women and persons on medication or under a physician's care. Limit spa use to 15 minutes at a time. (Rule 3.16)
15. Persons with cuts, open sores or a contagious disease are not allowed in the pool or spa. (Rule 3.15e)

16. All persons in the Community Center will conduct themselves in a responsible, restrained manner. Excessive noise, rowdiness, fighting, vandalism, littering and other disruptive or undesirable behavior is prohibited. (Rule 3.10)

In addition to the published Rules and Local Ordinance's, there are various "common sense" and "mutual respect" items posted on signs around the pool and spa areas. In order to maintain a peaceful environment for all of our residents and guests to enjoy during their leisure hours, please follow these rules of "good behavior" during your pool and spa use.

### **Pool Rules of Good Behavior**

1. All trash must be picked up and placed in a trash can. If you anticipate an unusually large amount of trash, please bring a bag and take your trash home. This is especially helpful on weekends when no one is in the pool area to remove excessive trash.
2. Life Saving equipment is in place at the pool for emergencies only. Do not use for any other purpose.
3. There is **NO LIFE GUARD ON DUTY**. Use the pool at your own risk.
4. Large flotation devices, which take up excessive room, are not allowed.
5. Do not throw hard objects, such as tennis balls, in the pool area.
6. Earphones should be utilized when listening to radios, CD players or other similar devices.
7. Do not use pool while under the influence of alcohol, drugs or medications.
8. Running, rough play or unnecessary noise is not permitted at any time.
9. If your feet and bathing suit are wet when en route to the restrooms please utilize the rear entrance to the clubhouse (next to the Tennis Courts). This will minimize water damage to the clubhouse flooring.
10. Please respect your fellow Crown Hills homeowners while using the pool and spa facilities.

If you wish to report a violation of these rules during office hours, please go to the office.

If you wish to report a violation of these rules after hours, send an email with a **full** description of the incident using the "Contact Us" tab at [www.crownhills.org](http://www.crownhills.org). Please include your contact information in the email.

These reports will be sent to the Violations Committee for further action, including possible fines. Thank you!