



Crown Hills Newsletter March 2019

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, March 26, 2019

at 6:30 p.m.

President's Message

Happy March Crown Hills Community

I hope this note finds everyone doing absolutely wonderful! What a month it has been, one of my favorite parts was the snow and hail that Alpine received! It felt like a winter wonderland, just breath taking! Even though February was one of our shortest months, there was a lot of exciting things going on in our community.

Fun fact, this was the first Board meeting where I saw everyone dressed like they were hitting the ski slopes!! For those of you who were unable to join us at our last board meeting, I wanted to share some highlights.

- ✓ You've got mail, or soon will!! Thank you to the Governing Documents Committee who did an incredible job updating our CC&R'S & Bylaws. You will be receiving the voting package soon in the mail, so please keep an eye out. Ballots are to be returned by April 23, 2019. Be sure to turn in your ballot!
- ✓ It is "tow-tally" important to pay attention to where you park in our community. Street Parking - we will begin towing vehicles parked illegally on **March 13th**. Please remember guest parking is intended for guests only! When picking up your mail, please do not park in the red zone!
- ✓ "Pool" together your favorite swim wear and pack up your winter gear! The pool resurfacing is almost complete and the pool will be opening real soon, just in time for spring weather. The pool water will be heated when the pool reopens! Enjoy the nice warm water!
- ✓ Rain and shine, the rains have not only beautified our community, but they have saved us some spending because we haven't had to water.
- ✓ Time to get cooking - We are getting bids for a beautiful remodel of our Community Center's kitchen.
- ✓ In a pickle and can't decide on a summer sport? Well the pickle ball court and funding has been approved. Game on!!
- ✓ Don't forget about daylight saving time on Sunday March 10th.



Wishing you all a fabulous month ahead!

Sincerely,

Cat Santangelo, President

Garage Sale - Date Correction

Crown Hills Semi-Annual Garage Sale
Save the Date
Saturday April 13th
8 am to 2 pm



Pool, Spa & Wader

The resurfacing of the pool, spa and wader and bringing all components up to code is tentatively scheduled for completion by February 28. It will take several days to refill each body of water. Old pool lights have been replaced with LED energy efficient lights. The pool area is expected to be re-open by Wednesday March 13.

Dogs Off Leash

Reminder: Dogs must be on a leash at all times while being walked in the community. We have several reports of homeowners letting their pets run loose especially in the green belts. We are keeping a close eye on this issue. If you are caught you will be fined.

Dog walker services

Please contact Jadon and Bella's if you have a need for this type of service at nicoljadon9gmail.com or Isabella.wolf27@icloud.com

Guest Parking

Just a reminder parking lot areas in the community are for Guests only. MT Security will start monitoring vehicles parked on a daily basis and report to the onsite office. If you have a Guest that will stay for several days, please contact the onsite office to request a parking permit at 619.659.3520 or by email at Elizabeth@phoac.com

Alpine Development Planning Meetings

We have heard the San Diego County is discussing zoning for future developments here in Alpine, including possible residential units near by Crown Hills. To obtain more information on zoning maps and next meeting date & location, please visit: <https://www.sandiegocounty.gov/pds/CommunityGroups/AlpineCommunityPlanUpdate.html>

CC&R'S & Bylaws, Amended & Restated

Please look for a voting package coming soon in the mail. Read it carefully and return your ballot as soon as possible. We need 51% of ballots (167) returned by 6:00 p.m. on April 23rd to have a quorum.

Fire Alarm System In Your Home

It was brought to our attention, some of you may not know how to use the Fire Alarm System in your homes. Please see the attached flyer. If you have additional questions contact the onsite office at 619.659.3520 or by email at Elizabeth@phoac.com

Solicitors

Lately we have had several reports of solicitors in the neighborhood. If this happens while the office is open, please call the onsite office at 619.659.3520. Lately solicitors have been knocking on doors at late hours of the evening. We encourage you **not** to open the door and to contact the non-emergency sheriffs Dept at 858.565.5200 to report it.

Alpine Woman's Club

The Alpine Woman's Club Scholarship, Preservation and Education Foundation is now accepting scholarship applications from graduating high school seniors who reside in Alpine. Scholarships will be awarded in June, at the Alpine Woman's Club luncheon meeting on June 18th. In order to be considered for a scholarship, applications must be received no later than May 31. Applications may be found on the Alpine Woman's Club website, www.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 - Street Parking

During the month of February, MT Security tagged vehicles parked on the street between 12:00 a.m. and 5:00 a.m. warning them they will be towed. Starting March 11, any vehicle parked on the street during this time will be towed. Please refer to the current CC&R'S section 11.5, or in the 2019 restated CCRs in section 10.6.



Board Minutes Summary - February 26, 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 landscape related matters and tree removal guidelines. Issues regarding asphalt concerns were also addressed. 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

Period ending 1/31/2019. The Operating Account balance is \$65,899. The total Reserve Account balance is \$605,128. The Accounts Receivable balance is \$19,473. Monthly Income was \$71,202 with expenses of \$52,721. Total assets are \$691,896. 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 2/7/2019. The committee is monitoring new plants and trees along the north side of Victoria Parkway. The Board reviewed several landscape upgrade proposals from Westwind. The following motions were made, seconded and carried to approve:

- ✓ to install shrubs behind 1937 Larkspur to assist in controlling erosion for a cost of \$1,775.
- ✓ to install 5 Canary Island Pine Trees on the slope on Victoria Parkway near the RV lot for a cost of \$350.
- ✓ to repair a damaged wall from a common area root intrusion at 2421 Larkspur for a cost of \$2,998.

The tree trimming project is currently in progress and is estimated to be complete within 2 weeks. A final inspection will be performed prior to final payment.

Governing Documents

Kruger Law Firm has completed the process of revising and updating the community CC&R's and Bylaws with the assistance of the Governing Docs Committee and has provided a final draft for review. The Committee also drafted a cover letter to be included with the voting package sent to the Membership. After further review and discussion, a motion was made, seconded and carried to approve distribution of the 2019 amended CC&R's and Bylaws to vote to approve or not approve. 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 which is at least 51% (167 votes). The Board thanked the committee for all of their time and hard work on this project.

Architectural

Committee Chair Mike Wilmer's report was provided by Joe Apparito. There were nine (9) new requests received. Seven (7) had an initial review and approval. Twelve (12) 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 approved installation of one (1) pickle ball court layout for a cost of \$550.

The Board previously reviewed competitive proposals to replace the aging mailboxes. After review and discussion a motion was made, seconded and carried to approve the proposal from Sprint Postal Services for a total cost of \$31,448.54.

New Business

The Board reviewed and approved several proposals, including

- ✓ Bailey Construction for RV Storage area repairs at a cost of \$1,680.
 - ✓ Fitness Tech for Fitness equipment repair at a cost of \$576.48.
 - ✓ 360 Dynamic Technology to replace worn components on the copier at a cost of \$622.37.
 - ✓ Home Depot for Clubhouse Kitchen Remodel for \$43,864.49, this item will remain in the agenda to obtain competitive proposals for review.
-

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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.mariellarochoa.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.

Kathie Pelletier - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

REALTY SERVICES

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

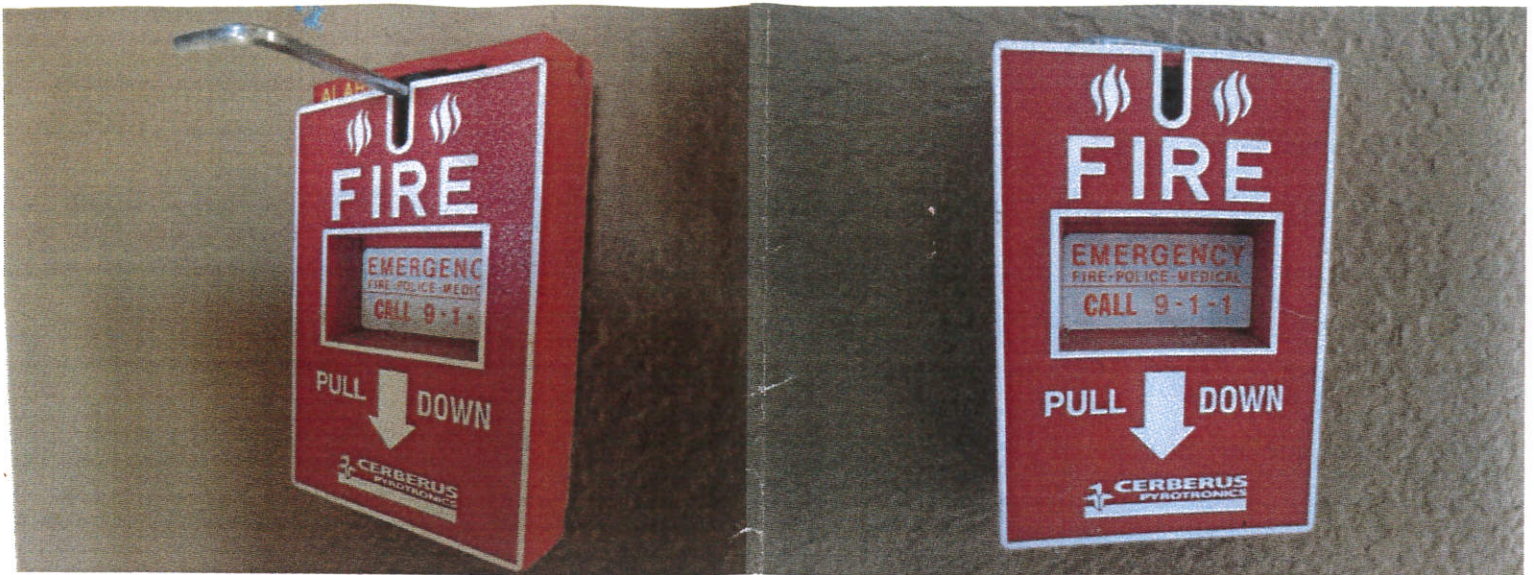
Ads published as space permits

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.

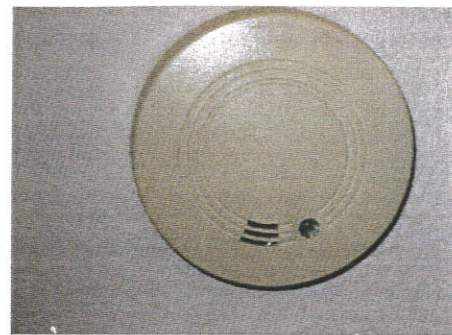
Crown Hills is not responsible for verifying your information is correct. However, we reserve the right to pull your ad if you do not meet these requirements. Crown Hills is not liable for nor recommends any listed services. This page is a courtesy to Crown Hills Residents only and is not published online.



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.



Allen Wrench Tool



Hi Crown Hills Neighbors,

Lately I have had numerous calls concerning our fire alarm systems. Although I am far from being an alarm expert, I have some information I would like to share with you. The red box we have is only there to sound an alarm if there is some kind of a problem. To my knowledge, this only sets off the alarm/light on the front of your garage. IT DOES NOT GO TO THE FIRE DEPARTMENT. The intent of having this is to alert your neighbors and for the Fire Department to be able find you. The problems I have been called on are (1) How do you reset the box? (2) Where do I find the tool to do it? (3) How do I stop the smoke detectors from ringing?

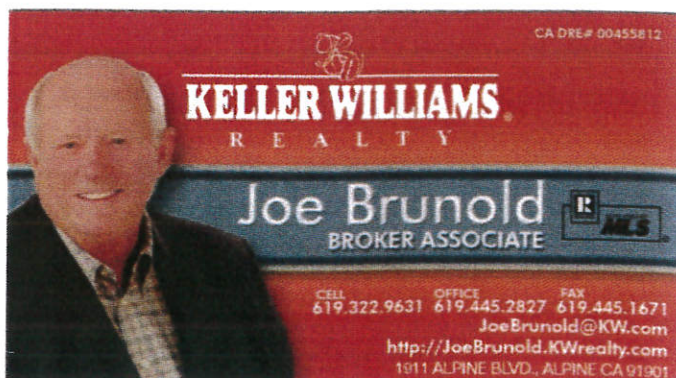
(1) Please feel free to contact me at joebrunold@kw.com or call me at 619-445-2827 and I will be happy to come to your home to show you how to use the tool and the box plus the circuit breaker.

(2) You will need an Allen wrench tool as pictured above.

(3) When the smoke detectors fail, I do not know of a fix-only replacement. It is recommended by FEMA (see enclosed data sheet) that the detectors be replaced every 10 years and ours are 15+ years old. It is an inexpensive fix if you can do the replacement yourself.

Your Neighbor Joe Brunold

My daughter Sandy and I hope this helps you. Please feel to call us concerning any of your Crown Hills needs as we are **Your Crown Hills Real Estate Experts.**



Please contact the onsite office for any other questions you might have. 619-659-3520 or by email at Elizabeth@phoac.com



U.S. Fire
Administration



FEMA

Smoke Alarms

Protect Yourself and Your Family Today!

In the event of a fire, properly installed and maintained smoke alarms will provide an early warning alarm to your household. This alarm could save your own life and those of your loved ones by providing the chance to escape.

How Do I Keep My Smoke Alarm Working?

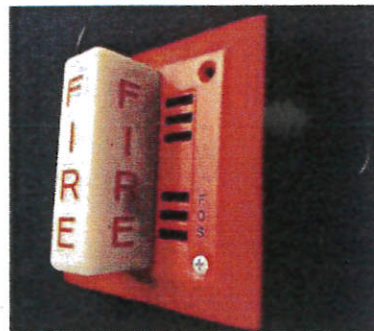
In standard type battery powered smoke alarms, the batteries need to be replaced at least once per year and the whole unit should be replaced every 8-10 years.

In hard-wired, battery backup smoke alarms, the batteries need to be checked monthly, and replaced at least once per year. The entire unit should be replaced every 8-10 years.

CROWN HILLS FIRE ALARM EQUIPMENT



MANUAL PULL STATIONS
LOCATED INDOORS NEAR
FRONT DOOR. WILL ACTIVATE
THE EXTERIOR HORN STROBE.



HORN STROBE LOCATED AT THE
FRONT OF THE HOME ABOVE THE
GARAGE. WILL ACTIVATE WHEN
SMOKE ALARMS AND OR MANUAL
PULL STATION IS OPERATED.