



Crown Hills Newsletter March 2018

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Board of Directors

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Casey Myers

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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

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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, Mar 27th, 2018

at 6:30 p.m.

President's Message

Happy March Crown Hills Community!

Daylight saving time is sneaking up on us. I highlighted March 11th on my calendar because I am so excited. Remember to move your clocks ahead one hour. What does daylight saving time mean to you? I find myself often saying there are not enough hours in the day. I feel like daylight saving time provides me with the opportunity to get more done. I get much more accomplished when I have more light shed on my checklist.



Daylight saving is an excellent time for Spring cleaning and having some marching orders. Time to tackle some great projects around home maintenance. Some recommendations, check the batteries in your smoke and carbon monoxide detectors (easy to track if you check them during time changes). Some other fun projects could be washing your windows, deep cleaning your carpets, start a gardening project, or deep cleaning appliances like your washing machine. I always find it is time for me to revisit my closets and donate to a worthy cause.

However, March can't just be about household chores, this extra sunshine also provides us with the opportunity to share more time with friends and loved ones. The promise of Spring is rejuvenating! Enjoy the beauty of our neighborhood. Spread some sunshine of your own and spring into action in March with purpose and passion! Happy Spring!

Sincerely, Cat Santangelo, President



Refuse Price Increase

The Refuse price increase begins March 1, 2018. Please remember to add \$.50 to your HOA dues. A letter was mailed out to all homeowners the first week of February with this information. If you need a copy of the letter or have any questions, please contact the onsite office at 619.659.3520 or email at Elizabeth@phoac.com

Garage Sale

Crown Hills Semi-Annual Garage Sale is fast approaching. Save the Date!
Saturday, April 7th
8 am to 2 pm



Common Area Dumping

Reminder: you may **not** dump extra dirt, rocks or any debris on common areas. Be a good neighbor and help us keep the community clean.

For Sale by Homeowners

James at 2426 Columbine has a piece of Bridgit Curbing for sale at 50% off if you're interested please call him at 619.823.7390.

Items Missing

We had a few cement & wood statues stolen from diffident front yards on Columbine and Lobelia. If you happen to see a wood bear or a cement Raccoon & Pitbull in the area, please report it to the onsite office.

Trash Bins

Please ensure all refuse is in your bins only and to store your bins appropriately. Refuse bins are not permitted to be stored in the front of the home. You are permitted to neatly line them up along a wall of your home which does not face the street.

Bulk Item Trash Pickup Requests

When you have a large item you need picked up by the trash company, please call or email your request to the onsite office. Every homeowner gets 2 bulk item pickup requests per year at no additional cost. This service is offered on Thursdays only. For additional information on this topic, please contact the onsite office at 619.659.3520.

Clubhouse Parking Lot

We have installed new "No Parking Anytime Signs" in front of the mailboxes in an effort to stop vehicles from stopping in that area when picking up mail. The curb is painted Red for Fire Lane. Please be respectful and don't **park or stop** in the Red painted areas. We have plenty of parking for your convenience. Taking a few extra steps may just prevent an accident waiting to happen.



Alpine Woman's Club

Alpine Woman's Club Monthly Luncheon March 20th 11:30 a.m. For more information visit www.alpinewomasclub.org

Neighborhood Watch

There are many resources available to our community through the Sheriff's Department. They include vacation checks and residential security consultations. Window decals and safety tip literature are now available in the Crown Hills office.

Most importantly, to improve communication about important security issues in our neighborhood, neighbors can sign up, with their emails, to be included in a private group within the "Next Door Alpine" app. Next Door is an app that has grown nationwide to become a crime fighting network for communities to easily share suspicious activity and information. It allows only residents of Crown Hills to receive updates regarding criminal or suspicious activity within our community. Once you're a member, requiring you be a Crown Hills resident and submit your email, you can sign up for text alerts. Check it out at <http://www.nextdoor.com>. For sign-up information, contact Pat Morris CHNW Lead at patriciajun5@cox.net

Free Yoga Classes

We had a great turn out at the meeting on February 20th. Class information was given by Bobette, the Yoga Instructor.

The tentative schedule is:

Tuesdays & Thursdays in the Clubhouse.

Chair Yoga at 9:00 a.m.

Regular Yoga at 5:30 p.m.

Anyone in Crown Hills can participate. Before you can start attending classes you need to sign necessary documents available at the onsite office. Once you are cleared, your name will be added to the class list. If your name is not on this list, you will not be permitted to attend the class. Please see the onsite office for more information.

- ✓ Regular Yoga attendees, please bring a mat. If you don't have one, a towel will work just fine.
- ✓ Chair Yoga attendees, please return your chair where they belong after class is over.

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 - February 27, 2018

Open Forum

A Member present expressed concerns regarding the fees charged through escrow for documents from the management company. All questions were noted and a response will be drafted. Members asked questions or provided comments on general landscape and maintenance matters. All questions were answered to the satisfaction of the Members present.

Presidents Message on page 1

Chief Financial Officer's Report

The Operating Account balance is \$35,877. The total Reserve Account balance is \$532,136. The Accounts Receivable balance is \$34,646. Monthly Income was \$60,753 with expenses of \$57,432. Total assets as of 1/31/2018 is \$602,659. A motion was moved, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Landscape

- ✓ The Board has reviewed tree trimming and removal proposals. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Westwind Tree Service for a cost of \$14,765.
- ✓ The Board has reviewed brush abatement proposals for the areas called the lower and upper jungles which is a canyon area running behind homes and in between Columbine and Larkspur. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Chuby Landscape for a cost of \$5,400.

Pool/Spa

The Board reviewed proposals for resurfacing of the spa as well as any code updates needed per county regulations. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Aquaspecs for a cost of \$8,850.

Architectural

There were eight (8) new requests during the period 1/23/2018 – 2/27/2018. Seven (7) requests have been tentatively approved and two (2) requests finalized at this time. Volunteers are needed to fill positions on this committee. Members may sign up in the community office.

Governing Documents Review Committee

It was announced that Pam Whitfield has stepped down from the committee as the co-chair. The Board has appointed Becky Schooler to replace Pam as the co-chair of the committee. Alternate members of the committee will be contacted to determine if they are willing to volunteer on the committee as a member.

New Business

The Board has reviewed proposals to repair the pump room to prevent water backup from entering the clubhouse in the card room area and causing damage. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Protec Building Services for a cost of \$9,826.00. Management will coordinate work with the resurfacing of the spa for successful completion with the least inconvenience to Members.

Hot Topics - Road Reseal

A tentative schedule set for May 7th through May 11th to get the roads sealed. As soon as we get a detailed schedule from our vendor you will be notified.

Pool & Spa Closure

Much needed renovations will be done in the pool pump room in the next few weeks, once this project starts we anticipate it will be completed in 30 days during this time the Pool & Spa will be closed. Please see New Business paragraph above. We thank you in advance for your understanding!

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.mariellarochoa.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.

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 the requirements. Crown Hills is not liable for nor recommends any 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.