



# Crown Hills Newsletter May 2018

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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

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

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Alpine, CA 91901

www.crownhills.org

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

#### **Next Board Meeting**

Crown Hills Clubhouse

Tuesday, May 22nd, 2018

at 6:30 p.m.

## President's Message

Happy May Crown Hills Community!

May 1st always holds a very special place in my heart. Having been born and raised in Hawaii this day is known and celebrated in the islands as Lei day. In Hawaiian culture, the lei represents the unspoken expression of Aloha. The word Aloha can mean a lot of different things, and really depends on the occasion. It can be a warm greeting, or a farewell or it can represent friendship, kindness or love. The idea is that although a lei may only last for just a while, the thought lasts forever. It is this kindness, and the Aloha spirit that makes me love the islands and the feeling of Ohana.

Ohana in Hawaiian means family and that seemed very appropriate to speak about in May. With Mother's Day upon us, it is an amazing opportunity for us to thank all of the remarkable women in our lives. Our incredible Mothers, our sisters, an aunt, your best friend, a teacher, a doctor, a nurse or your neighbor. These inspiring nurturers and caregivers shape our world and deserve to feel the love and be celebrated on their special day! May also has a very special day of remembrance, Memorial Day. I would like to thank those who have lost family and loved ones who served and protected our country.

Ohana also is about being part of a community, which we are at Crown hills. First of all, I want to thank you for being part of our Crown Hills family! There is something so very special about living in Alpine and especially in Crown Hills. I feel such a special pride living in our beautiful community and am so thankful to be part of maintaining it.

This last month we have had a lot going on and there is a lot more to come! So excited to share all of the recent improvements that have been happening; brush abatement, tree trimmings, the painting of our tennis court light posts and our pool pump room upgrade (just in time for our beautiful summer weather). What is next?? May finds the upcoming project of sealing our roads upon us to protect and give us smooth and safe travels home and we also have a special ballot that I would like to encourage everyone to vote on. Being part of a community, means having a voice and we want everyone's to be heard.

Speaking of voices being heard, our CC&R'S are going to be updated and the governing documents committee co-chaired by Becky and Diane are asking for our community to please get involved and give suggestions or feedback. I am a firm believer that sharing is caring!

Wishing you all a wonderful May full of the Aloha spirit! Here is to all the Moms in our community - thank you for all you do and may you feel the love you share with all those around you!



Sincerely, Cat Santangelo, President

## Architectural Amendment

### Garage Door Ballot Update

Thank you to all the homeowners who have turned in their ballot. We are very close to reaching a quorum (*as of the day this article was written*). Please make your opinion known by voting for this issue. Every vote counts! If you are a homeowner and have misplaced your ballot, contact the Crown Hills Office for a replacement. Sorry, tenants are not allowed to vote. Ballots are to be received in the Office Ballots by no later than 5 pm on Tuesday, May 22nd or submitted in person at the beginning of the scheduled meeting. See you at the meeting on Tuesday, May 22nd at 6:00 pm.



### Reckless Driving

We received a report of a vehicle driving through a corner of a residents yard on Larkspur causing damage to his property. Please be careful driving in the community. Be respectful of others property. Please be a good neighbor.

### Snakes

We have received several reports of Rattle snake sightings in different areas of the community. The most recent report was in Boulders park. Please 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. They answer 24 hours a day and can safely relocate the snake.

### Alpine Garden Club Waterwise Festival

Join us Saturday, May 5, 2018 9 am to 4 pm at Christ The King Episcopal Church, 1460 Midway Dr., Alpine for our annual plant sale and festival. There will be California native plants, garden vendors, birds of prey, opportunity drawings, silent auction and music. The Monarch Mania Butterfly release will be at Barons Market 1347 Tavern Rd. at 12:00 noon.

### Vandalized Mailboxes

The mailboxes serving residents on Hyacinth were recently vandalized. The Board approved replacement with higher gauge metal mailboxes to prevent further vandalism. The total cost of replacement is \$4,240.

### Lost & Found

We have several items recently found in the community please stop by the onsite office to see if your lost item was turn in.

### CCR's Review

The Governing Committee invites all homeowners to have your voice heard. We are reviewing all our Governing Documents with emphasis on the CC&R's. If you have a suggestion or an concern with any section of our governing documents, please submit the document name, the complete section number of the item, and how you would like it changed, in writing. Your submission can be delivered by email or in person to the Crown Hills Office. Please include your contact information so the committee can reach you if clarification is needed. All our governing documents can be found at <http://www.crownhills.org/docs/> including the 2017 revision of the Association Rules document. Thank you! ~ the Governing Documents Committee

### Free Yoga Classes

Class 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. 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.



### Alpine Woman's Club

Alpine Woman's Club Monthly Luncheon May 15th 11:30 am. The Alpine Woman's Club is open to all East County Women. The club is located in the Historic Alpine Town Hall, 2156 Alpine Blvd. After lunch there will be the presentation of the 2018-19 Board of Directors as well as the showing of our Centennial DVD.

### 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 - April 24, 2018

### Open Forum

Members asked questions or provided comments on general landscape, tree trimming and maintenance matters, the vote of the members currently in process and the scheduled asphalt sealing project. 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 \$40,540. The total Reserve Account balance is \$565,342. The Accounts Receivable balance is \$36,406. Monthly Income was \$73,964 with expenses of \$67,466. Total assets as of 3/31/2018 is \$643,686. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

### Landscape

- ✓ Westwind Tree Service is in process of completing the approved tree trimming and removal. Additional trees identified as in need of immediate trimming have been added to the approved scope of work. Completion of the tree work is scheduled for next week.
- ✓ Chuby Landscaping has completed approved brush abatement for the areas commonly called the lower and upper jungles. This is a canyon area running behind homes and in between Columbine and Larkspur. The work performed is to the satisfaction of the Board.
- ✓ The Board approved several landscape improvement proposals throughout the community for a total cost of \$3,143. The motion was made, seconded and carried.

### Architectural Committee

There were eight (8) new requests received. Seven had an initial review and approval. Twelve 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 is requesting feedback from owners on any changes they would like to see for the CC&R's. A reminder article will be in the next newsletter requesting owner feedback. The committee will prepare a meeting schedule and plan to complete revisions by the end of September.

### Unfinished Business

Keith Monroe has completed the preparation, priming and painting of the 16 tennis court light fixtures and upper poles and common area metal hand railings. A final inspection will be scheduled to verify all work has been completed to the Association's satisfaction.

Pro-Tec Building Services has completed approved repairs to the pool pump room to prevent water backup from entering the clubhouse card room and causing damage periodically. Proposals for needed repairs to the damaged card room will be obtained.

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### Hot Topics - Road Seal

Weir Asphalt is tentatively scheduled to seal all of the asphalt streets in five separate phases throughout the community on May 14 through May 18. Scheduled work notices were issued to all residents the week of April 24. A reminder notice will be issued 1 week prior to scheduled work. If you have any questions please stop by the onsite office or contact the office by email at Elizabeth@phoac.com. Please see the attached flyer for parking information and trash services schedule for the week of the road work.



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

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 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.

## **Crown Hills Homeowners Association**



### **ASPHALT SEALING**

Weir Asphalt is scheduled to perform asphalt sealing work in the community each day beginning:

**MONDAY, May 14<sup>TH</sup> 7:00 am**  
**through**  
**FRIDAY, May 18<sup>TH</sup> 5:00 pm**

Refer to the map to determine the days which you are affected.

Homeowners are responsible for moving driveway ramps (**BRIDJIT**) out of street, away from the curb, on the day of street sealing.

### **PARKING**

Overnight street parking will be allowed during this week only. Please park on the street closest to your home. Clubhouse and guest parking is available (check the map). Be sure to remove your vehicles from the street as soon as you are permitted to return to your home. **Pay attention to the map schedule. If you park on a street being sealed the next day, be sure to remove your vehicle by 7:00 a.m. sharp to avoid getting towed.**

### **TRASH SERVICES**

Trash pickup will be Monday May 14th for all areas except the PINK section on the map. Trash pickup for the PINK section will be Friday, May 18th.

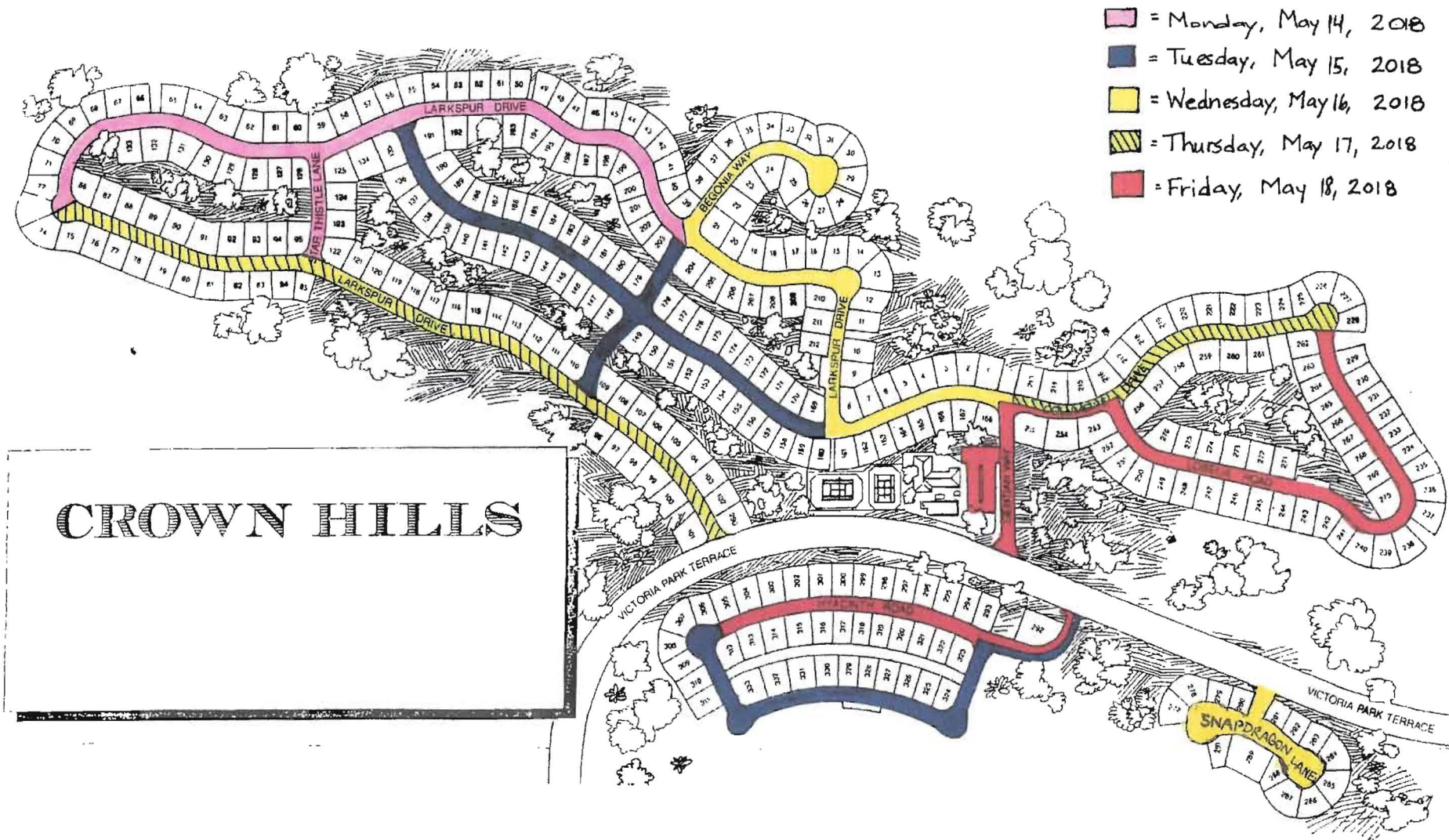
### **SECURITY GUARDS**

Security guards will be patrolling the area to insure vehicles do not drive on affected streets during the required 24 hour drying period. Violators will be responsible for all damages and possible fines.

### **NOTE**

Inclement weather may force a change in scheduling. You will be notified in advance if this should occur.

Thank you for your anticipated cooperation during this period as we work to improve and maintain our community.



# CROWN HILLS

NOTE: This map includes schedule changes for Snapdragon Lane & Hyacinth Road.