



Crown Hills Newsletter May 2019

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, May 28, 2019 at

6:30 p.m.

The Board of Directors has Extended the Vote for Crown Hills HOA Restated CCRs and Bylaws The BOD wants to thank each homeowner who has already turned in your ballot!

The Board thinks it's a daunting task to read all the legal-ese in our CCRs and Bylaws documents, and we appreciate your time and effort in doing so. Our Governing Documents keep our community desirable and our property values high! If you have any questions about the changes to our documents or need a replacement ballot, please contact Elizabeth at 619.659.3520 or Elizabeth@phoac.com

It is important that we receive your ballot by **6 pm, May 28!**

Our existing documents were last updated in 2005. The Governing Documents Committee was tasked to work with our attorneys to bring our documents up to date. The Committee reported their progress to the Board at each meeting, reflected in the minutes posted in the newsletter.



Below is an outline of the process used by the Governing Documents Committee:

May 2018 - Committee began the review of the CCRs and Bylaws. A request was made to the Board to place an article in the newsletter asking homeowner's input for suggested changes to the CCRs and Bylaws. The following items were received and forwarded to the Lawyers:

- 1 Architectural & Landscaping items in the CCRs to be moved to the Architectural & Landscaping Standards document, primarily to ease the process of making changes, such as the recent garage door additions.
- 2 Types of fencing allowed to include vinyl and Plexiglas and to change the current 5 feet height maximum of fences to 6 feet.
- 3 Group homes in the community, driven by San Diego county laws.

October 2018 – The Committee reviewed the restated version of the CCRs and Bylaws and submitted the suggested revisions to the BOD.

March 5, 2019 – Restated CCRs and Bylaws Ballot instructions were mailed to Homeowners.

Our Lawyers and Committee did a great job in updating our documents!

A concern was voiced to the Board about the change in the quorum requirements. The Board requested an explanation from the Lawyers. This was their response: *“For bylaws that require a quorum of greater than one-third of the membership, it is our standard practice to propose reducing the quorum to one-third of the membership because that is the default quorum requirement set forth by California Corporations Code §7512.”* (Quoted from email by Tyler Kerns, Esq., Kriger Law Firm 4/24/19)

Please turn in your ballot by 6 pm, May 28, 2019!

Thank you! The Governing Documents Committee

Mailboxes Replacement

The mailboxes in the clubhouse parking lot & on Snapdragon Lane will be replaced very soon. A notice will be distributed to all members once we have the replacement date. Before we can replace the mailboxes all mail needs to be collected from the old mailboxes. Please collect your mail on a daily basis to avoid any delays in the installation process. Installation date is still pending.

Pickleball

To all Pickleball players, the court has been stripped and net is up! It is located on the 2nd tennis court near the walkway going to Columbine Road. If you have any questions please contact the onsite office at 619.659.3520

Office Closure

The onsite office will be closed on May 10th & 13th. It will reopen on May 14th at regular business hours. If you need help during the office closure please contact Phoac office at 619.229.0044 for assistance.

Horizontal Blinds For a Sale

if you are interested in a Plan 3 kitchen bay window blinds, size 47 7/8 horizontal by 58 5/8 vertical, off white texture, please contact Suzie 619.445.5754 or by email at suzigram80@gmail.com The cost is \$30.00.

Feeding the Wildlife

Even though you might think you're doing a good thing feeding the wild life, it is actually causing a nuisance. Please stop feeding birds, raccoons, squirrels & rabbits. Lately we have had an increase of birds on the light poles in the community. All of their bird droppings ends up on the asphalt. Please help us keep the community clean!

Weeds Update

We want to thank you for your patience while our Landscape crew is tackling the weeds on the community slopes. All areas will be taken care of. If the landscape crew has not made it to your section, they will very soon.

Speed Racers

We have several reports of members speeding through the community streets. Please slow down and mind all stop signs. Parents please remind your teenagers. When you have guests over please remind them to drive slow and to respect all stop signs. We do not want any accidents!

Snakes

We have received several reports of rattle snake sightings in different areas of the community. 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 Woman's Club

The Alpine Woman's Club is now accepting applications for potential homes for their 14th Annual Alpine Holiday Home Tour. The tour will be held this year on Saturday, December 14th. If you love to decorate for the holidays, the AWC would like to consider your home for their 2019 Tour .

Social Media – The Alpine Woman's Club is now accepting applications for potential homes. Applications are at alpinewomansclub.org .

The AWC preserves and maintains the Historic Alpine Town Hall, and awards scholarships to graduating Alpine high school seniors planning to attend college or vocational school.

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 - Parking Enforcement

Friendly reminder: Please be advised that any vehicle parked on the community streets between 12:00 a.m. and 5:00 a.m. will be **towed** at owners expense. If you have an emergency situation please notify the office we will work with you. Please refer to your CC&R'S Article1 [Use Restrictions 11.5](#) Guest Parking is for guests **only**. If you have a situation where you need to temporarily use the guest parking please visit the onsite office and request a permit.



Board Minutes Summary - April 23, 2019

Open Forum

Bonnie Burchill was present from the Sunrise Powerlink Grants Program to provide a presentation and information on grants available to residents to replace the air vents with fire resistant air vents at no cost. Flyers with additional information, as well as applications are available in the community office.

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 the proposed amended governing documents, proposed new mailbox location, the use of herbicides, storm water swale replacement, vehicle parking enforcement & towing and weed abatement. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

Message on page 1

Chief Financial Officer's Report

The Operating Account balance is \$48,061. The total Reserve Account balance is \$564,074. The Accounts Receivable balance is \$19,513. Monthly Income was \$55,913 with expenses of \$78,157. Total assets are \$633,620. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

The Board reviewed a proposal from Barrera & Company to prepare the 2019 reserve study with on-site visit to inspect all components. A motion was made, seconded and carried to approve the proposal as submitted for a cost of \$1,450.00.

Committees

Landscape

The Board reviewed a punch list from a walk-thru inspection performed on 4/24/2019. There were no other issues or concerns to report this period.

Governing Documents

The Inspector of Election has determined that a quorum of Members is represented with one-hundred-seventy-six (176) secret ballots submitted. Upon recommendation of the Committee, a motion was made, seconded and carried to extend the voting to the next regularly scheduled board meeting on May 28, 2019 in order to achieve a meaningful vote of the members.

Architectural

Committee Chair Mike Wilmers was present to provide a report. There were three (3) new requests received. Two (2) had an initial review and approval. None were finalized at this time.

Unfinished Business

Sprint Postal Services has ordered the new mailboxes and are waiting for shipment. Installation shall be scheduled once all of the materials have been received.

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

There was no new business brought forward at the meeting 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 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 - 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. ro-cain@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!

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

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

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

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 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

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.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!



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.