



Crown Hills Newsletter November 2018

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President's Message

Happy November Crown Hills

I hope everyone had a Halloween filled with sweet treats and fabulous memories! I deeply regret that I was not able to attend the last board meetings! My work schedule has had me traveling a lot over the last few months.

On this last trip, I was exchanging text messages with my mom and sister and we were all sending each other the exact same pictures. I had to laugh that we were all on the same wave length as always, and sharing pictures of Dorothy from the Wizard of Oz. She was clicking her fabulous ruby shoes and repeating her famous quote "there is no place like home". These words are so powerful, and I connect with them and Dorothy in so many ways. When I am away from home, I always find myself reflecting on so many things. While it may be incredible to see so many beautiful places as you travel, none compare to the beauty of home! Being on the road is lonely, I try to find time to Skype, and every day I look at the million pictures that I have taken to capture everything in my heart that is home.

With time, I have grown to love the feeling of the plane landing on the tarmac, It is at this moment that I exhale with a deep sigh of relief that I am finally home. Many may think that a life on the road is pretty tempting, but every road and my heart lead me back home. I thought it was important to share this at the holidays and especially in November, a time to give thanks. I am thankful for so many things, and most importantly is home. Home is family, loved ones, and community! I am thankful for everything that everyone does to make Crown Hills a place for us to call home. This Halloween, I debated dressing up, but I knew in my heart that it didn't matter whether I was wearing a pair of tennis shoes, or a pair of glamorous ruby shoes. I closed my eyes, clicked my heels and knew that there is no place like home!

Wishing you all a healthy and happy thanksgiving that finds you with a full and thankful heart.

*Sincerely,
Cat Santangelo, President*



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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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, November 27,
2018 at 6:30 p.m.



Election Day Tuesday November 6th.

The Crown Hills Clubhouse will be used as a Polling Place once again this year. Please Go out and Vote everyone!

Neighborhood Watch

Come one, come all to a Neighborhood Watch meeting that includes updates from the Sheriff's Department on what types of security issues are affecting Crown Hills and greater Alpine, John Heine, a Red Cross representative, will be here to advise us on preparing for an emergency or natural disaster. The next Neighborhood Watch meeting is on Nov 7th at 6 p.m. It will be held in the Crown Hills Clubhouse. Please sign in when you arrive. Light snacks will be provided.



Alpine Chorale Christmas Concert

On Dec 3rd, Alpine Chorale will host a Christmas concert for all Crown Hills residents to enjoy. There will be free pastries and refreshments for all. Please bring your family and join the fun. *Save the date!*

Holiday Office Hours

November 16, 22, 23 Closed
November 19, 20, 21 Open 8:30 a.m. to 4:30 p.m.

Tennis Courts

Parents please remind your children tennis courts are to play **tennis only**. We have received several reports of children playing soccer, volleyball and other sports. One of the tennis court's net was damaged due children kicking balls onto to the net. Parents are responsible for the cost of any damage caused by their children.

Recycling Bags

The San Diego County recycling department dropped off recycling bags and information packets for Crown Hills Residents. If you're interested, please stop by the office and pick one up.

When Calling The Onsite Office

Cox Communication has been working on upgrading the phone lines in Alpine for the past 6 months. We are experiencing issues retrieving phone messages. It could take a couple of hours or the next day before I can respond to them. I am not alerted when another call comes in. Please be aware if I don't get back to you in timely manner, I may not know you have called me. Please try calling again. Cox Communications is working on resolving this issue.

Time Changes
Nov 4th.



Crown Hills Holiday Lights Contest December 17th - 21st

3 winners will receive a
\$50 gift card
Voting details coming
in December

Community Volunteers

Community events cannot happen without you! If you enjoy the past year's events in Crown Hills and want to see them continue, please consider becoming the Event Coordinator or helper. The community needs volunteers to decorate the clubhouse for Christmas. We need judges for the Annual Christmas Lights Contest. Please consider volunteering your time!

Newsletter Delivery Back By Popular Demand

Effective immediately, a paper copy of the Crown Hills newsletter will be delivered every month to homeowner's not requesting email delivery. If you wish to receive an electronic version of the newsletter, email your request to the onsite office at Elizabeth@phoac.com

Pool, Spa & Wader Closure

The Board recently approved the Pool, Spa & Wader to be resurfaced, as soon as we get the schedule from the vendor, notices will be posted on pool gate and bulletin boards.

Reminder: heater will be turned off on Nov 5th.

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 - October 23, 2018

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 general community related landscape and maintenance matters. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

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Chief Financial Officer's Report

The Operating Account balance is \$38,258. The total Reserve Account balance is \$588,104. The Accounts Receivable balance is \$16,681. Monthly Income was \$59,027 with expenses of \$58,039. Total assets are \$644,439. 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 to audit the financial statements for year ending 12/31/2018 and to prepare the federal and state income tax returns. After review and discussion, a motion was made, seconded and carried to approve the proposal from Terry J. Tagwerker CPA as submitted for a cost of \$900.

Architectural Committee

Committee Chair Mike Wilmers was present to provide a report. There were eight (8) new requests received. Eight (8) had an initial review and approval. Five (5) finalized projects were reviewed and approved.

Landscape Committee

The Board reviewed a punch list from a walk-thru inspection performed on 9/27/2018. The Board reviewed several proposals from Westwind landscape for tree and hedge removal as well as installing straw wattles for erosion control. A motion was made, seconded and carried to approve the proposals as submitted for a total cost not to exceed \$6,000. The Association Treasurer has authority to work with Westwind to amend the proposals as needed to not exceed \$6,000. Westwind is in process of removing all of the dead and dying Acacia along the north side of Victoria Park Terrace and replacing with new plantings and irrigation. Westwind will plant (8) 15 gallon pine trees to replace removed dead trees. All work to date is to the satisfaction of the landscape committee.

Governing Documents Committee

Kruger Law Firm is in process of revising and updating the CC&R's and By Laws of the community with assistance of the Committee. A follow-up list of recommendations provided by the Committee have been presented to the Board for consideration and inclusion in the proposed restated documents. The additional recommendations will then be forwarded to Kruger for review, consideration and inclusion in preparing a final draft.

Unfinished Business

The Board reviewed competing proposals to resurface the pool and wader and to bring all components up to code in the process. A motion was made, seconded and carried to approve the proposal from Aquaspecs for a cost of \$35,430. Work will be scheduled, along with previously approved work on the spa, all at the same time to limit any inconvenience to the residents.

New Business

- ✓ The Board reviewed competing proposals to assign three (3) patrol officers on Halloween night allowing only residents of the community or pre-approved guests to enter the community in a vehicle from 5:30 p.m. until 9:30 p.m. A motion was made, seconded and carried to approve the proposal from MT Security for a cost of \$240.
 - ✓ The Board reviewed competing proposals to install two (2) additional monitoring cameras in the community center area. This item has been tabled due to lack of funding at this time.
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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 - 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

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

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

Contact 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

Kathie Pelletier - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. Call 619.445.1174 or 619.227.9092.

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 be in compliance with any local, state or federal laws, including a valid license or permit if applicable.

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