



Crown Hills Newsletter October 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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Office Hours

Monday –Thursday
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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, October 23, 2018
at 6:30 p.m.

President's Message

Happy October Crown Hills community!

I am so thrilled that it is October! I am counting down the days until our community comes to life with all of the darling trick or treaters. I am always so in awe of how many come to visit our community. It speaks volumes about how Alpine feels about us, a safe place they can bring their loved ones to enjoy the holiday!

Aside from the fun of all of the cute little and big ones (LOL) running around, I love that Halloween kicks off the season of caring and giving. These next few months symbolize so much, but number one to me is spreading joy and love! Take time over these next few months to truly be here now, and enjoy the moment and share the spirit of the season with those you love.

It seems like yesterday I was writing my very first newsletter message. I can't believe how fast a year has come and gone. I want to say a very special thank you to our incredible board whom I am proud to service beside, and to Joe and Elizabeth for all they do! There has been so much accomplished this year and I would like to celebrate some exciting accomplishments and milestone moments!

- ◆ Road Seal
- ◆ Street stripping
- ◆ Pool Pump Room Upgrade to prevent water leaks going in the clubhouse.
- ◆ New laminate floor in the clubhouse card room
- ◆ Tennis Courts light posts painting
- ◆ Community handrails painting
- ◆ Spa Resurfacing

*Sincerely,
Cat Santangelo,
President*



2018 Annual Meeting of Members & Election

The Association's Annual Meeting of Members and Election was held on Tuesday, September 25, 2018 at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. The purpose of this meeting was to elect two (2) Members to the Board of Directors. Please see minutes inserted in this newsletter for election results. Immediately following a regular meeting of the Board of Directors was conducted. These meeting minutes are on found on page 3 in this newsletter.

Pumpkin Painting Contest

We're excited to announce we have a homeowner who will organize a Halloween contest for all Crown Hills children to participate. It will be held at the community clubhouse on Oct 21st. See attached flyer.

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. Next Neighborhood Watch meeting is on Nov 7th begins at 6 p.m. and will be held in the Crown Hills Clubhouse. Please sign in when you arrive. Light snacks will be provided.

Community Yard Sale

The much anticipated biannual community yard sale is coming up

Saturday October 13th.

8 am to 2 pm with clean up by 3 pm.

No personal signs are allowed on the property or along Victoria Park Terrace. You can post the event online to bring in more shoppers. Management will post yard sale signs at every entry to the community.

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!*

Coyote & Bobcats Sightings

Recently the office has received several reports of coyotes & bobcats getting real close homeowner's back yards. To help deter these uninvented guests we ask you please not to leave pet food outside overnight as this attracts them. Please never leave your pets unattended while in your backyard.



Pool Heater

The pool heater will be turned off on Nov 5th. The heater will be back on in the spring.

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.

Halloween Guards

Halloween is fast approaching, if your driver's license does not have your Crown Hills address on it or if you are expecting guests, please notify the onsite office by 4 pm on Wednesday October 31.



Guards will be at all of the entrances to the community. No one will be permitted to drive into the community unless they have valid ID showing they live here or their name is on the guest list.

Halloween Etiquette Reminders

- Be respectful of peoples property and do not walk across landscaping.
- Supervise your children during the event.
- When you run out of candy turn off your lights.
- Beware of allergies, choose peanut free treats.
- A teal pumpkin indicates that the home has nonfood treats available for those with allergies.

Alpine Woman's Club

Why certify your garden with the NWF?

To learn about Alpine's Community Wildlife Habitat Program please come to the Alpine Library on Saturday Oct. 20th at 2 pm. Carlette Anderson, Director of the Wildlife Habitat Program, will explain how easy it is to certify your garden. If you live in Alpine you already have the necessary elements to certify your garden.

On May 1, 1998 Alpine was designated the Nation's First Certified Community Wildlife Habitat by the National Wildlife Federation? There are 217 certified gardens in Alpine.

In order to keep our designation we are required to continue to encourage Alpine residents to certify their garden. Good news is you only have to certify your garden once.

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 - September 25, 2018

Open Forum

A member open forum was held during the annual meeting of members & election scheduled just prior to this meeting.

President's Message pg. 1

Chief Financial Officer's Report

The Operating Account balance for July is \$32,672. The total Reserve Account balance is \$557,876. The Accounts Receivable balance is \$17,165. Monthly Income was \$64,078 with expenses of \$66,495. Total assets as of 7/31/2018 is \$609,109. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

The Operating Account balance for August is \$37,270. The total Reserve Account balance is \$570,947. The Accounts Receivable balance is \$16,996. Monthly Income was \$65,675 with expenses of \$61,077. Total assets as of 8/31/2018 is \$626,610. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Architectural Committee

There were twenty-six (26) new requests received. Twenty-three (23) had an initial review and approval. Twelve (12) finalized project was reviewed and approved. Committee Chair Pat Bowles has stepped down from chairing the Committee. Member Michael Wilmers has volunteered to chair the committee. A motion was made, seconded and carried to approve Michael Wilmers as the new Architectural Chairperson.

Landscape Committee

- ✓ The Board reviewed a punch list from a walk-thru inspection performed on 9/6/2018. The Board reviewed a proposal from Westwind to remove all of the dead and dying Acacia along the north side of Victoria Parkway and replace with new plantings and irrigation. A motion was made, seconded and carried to approve the proposals as submitted for a total cost of \$10,914.00.
- ✓ The Board reviewed a proposal from Westwind to plant (8) 15 gallon pine trees to replace removed dead trees. A motion was made, seconded and carried to approve the proposal as submitted for a cost of \$2,000.00.
- ✓ The Board reviewed a proposal from Westwind to replace old, damaged irrigation lines along the rear slopes of Snapdragon. A motion was made, seconded and carried to approve the proposal as submitted for \$2,050.00.

Governing Documents Committee

Kruger Law Firm is in process of revising and updating the CC&R's and Bylaws of the community with assistance of the Committee. A list of recommended amendments provided by the Committee have been forwarded to the Attorney for consideration and inclusion in the proposed restated documents. After receiving the first draft, the Committee will have additional recommendations to forward to Kruger for consideration. Alternate Committee Member Ann Cole has stepped down from the Committee.

Unfinished Business

There was no unfinished business to address this period.

New Business

The Board and Management have been reviewing competitive proposals for waste and recycle services. After further review and discussion a motion was made, seconded and carried to approve the renewal agreement with the current service provider – Republic Services. The per unit cost will be \$19.00 per month beginning in January 2019. In January 2019, the cost of waste management will be combined in the HOA monthly dues. \$143 HOA dues + \$19 waste management fees = \$162.

Please see the insert in this newsletter for Annual Meeting Minutes and Election results.

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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

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.

**CROWN HILL COMMUNITY ASSOCIATION
ANNUAL MEETING OF THE MEMBERS AND ELECTION
SEPTEMBER 25, 2018 AT 6:30 P.M.
COMMUNITY CLUBHOUSE
1821 VICTORIA PARK TERRACE
ALPINE, CA 91901
MINUTES**

WELCOME AND INTRODUCTIONS

The Inspector of Election Becky Schooler welcomed everyone to the meeting and informed everyone that refreshments are available for all Members present. All Candidates and the ballot tabulation volunteers were also introduced to all Members present.

QUORUM ESTABLISHMENT & CALL TO ORDER

The Inspector of Election announced that a quorum has not been established with one hundred forty five (145) Members represented in person or by secret ballot out of one hundred sixty-seven (167) Members needed. The Community Manager announced that per the current By-Laws of Crown Hills, if the number of candidates running for the Board is not more than the number of Directors to be elected the Board may declare that those candidates that are qualified to be elected have been elected. The two (2) candidates on the ballot have been elected by acclamation.

ANNOUNCEMENT OF ELECTION RESULTS

The Inspector of Election announced that Casey Myers and Ronald Torres have been elected to the Board by Acclamation and each shall serve on the Board of Directors for a 2 year term. The Community Manager thanked all of the Candidates and Homeowners for attending this evening. The officer positions shall remain the same until the next scheduled Annual Meeting of Members and Election.

OFFICER POSITIONS

President:	Cathy Santangelo
Vice President:	Tito Cruz
Secretary:	Ronald Torres
Treasurer:	Casey Myers
Director:	Bob Soto

ADJOURNMENT

With no other business to come before the meeting, the Annual Meeting of Members was adjourned at 6:49 p.m. All Members will be notified of the election results. The regularly scheduled board meeting will be called to order immediately following this meeting.

Secretary

Date

Kids Pumpkin Painting Contest



October 21st, 2 - 4 PM

This free event is sponsored by

The Genuine Home Team



Scariest, Funniest, Prettiest Awards For Each Age Category:

0-5, 6-9, and 10-13

Light refreshments will be provided!

We look forward to seeing you on the 21st
at Crown Hills Community Club Center

Must RSVP By October 15th

Mike Wilmers

MikeWilmers@yahoo.com

619-277-2232

Amber Wilson

AmberWilson@kw.com

619-368-8639



HALLOWEEN Safety Tips

Keep your little ghouls safe this Halloween with some easy tips and tricks!



Trick or Treat in groups - never alone



Take a flashlight with you and place reflective tape on costumes



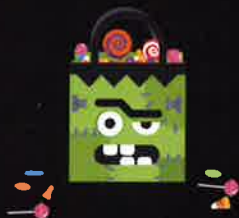
Only visit well-lit houses

Only enter a house if you are with a trusted adult

Never ride with strangers



Examine candy before you eat it



Make sure any weapons for a costume aren't too sharp



Contact authorities if you see anything suspicious or dangerous



Halloween is a fun holiday, so establish rules for a scarily safe time!



Mike Wilmers, DRE #00872511
Amber Wilson, DRE #01954789
Scott Schimpf, DRE #00932496
Dan Benjamin, DRE # 01927655

619-368-8639



kw
KELLERWILLIAMS.
Broker DRE #01889763