



Crown Hills Newsletter October 2019

In This Issue

- President's Message 1
- New Office Hours 1
- From the Office 2
- Minutes Summary 3
- Homeowners' Services..... 4

Board of Directors

President

Cathy Santangelo

Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Bob Soto

Property Manager

Joe Apparito

Crown Hills Community Office Manager

Elizabeth Martinez

1821 Victoria Park Terrace

Alpine, CA 91901

www.crownhills.org

619.659.3520

crownhillshoa@360hoa.com

office@crownhillshoa.sdcocxmail.com

Office Hours

Monday - Thursday

8:30 a.m. - 5:00 p.m.

Friday 7:00 a.m. - 3:30 p.m.

Closed for lunch 12:30 - 1:00 pm

Newsletter-Editor

360 Community Management

Emergency Contact

360 Community Management

10769 Woodside Avenue #210

Santee, CA 92071

619.270.7360

www.360hoa.com

Board Meeting

Crown Hills Clubhouse

Tuesday, Oct 22, 2019

at 6:30 p.m.

President's Message

Happy October Crown Hills Community

I can't believe that a year has come and gone since our last board election. It was wonderful seeing so many of you attend our annual meeting. For those of you who were not able to join us, I wanted to give a recap of the message I shared. In the spirit of the season, I wanted to say some very special thanks:

- ♥ To the board, it is an honor to serve with you and I can't thank you enough for being so giving of your time and energy, and for always being there to support and enhance our community.
- ♥ A huge thank you to our amazing committee volunteers, we greatly appreciate everything you all do for Crown Hills.
- ♥ To our most wonderful Elizabeth, thank you for all of your hard work, commitment and passion in making Crown Hills a beautiful and safe place to live. We are so lucky to have you on our team and are so excited you are joining us at our next management company.
- ♥ To the Crown Hills community, a huge thank you for voting and having faith in our board. I also want to thank all of you for making Crown Hills the incredible place it is to live!

I wanted to take some time to reflect on the projects that were accomplished in this past year:

- ✓ Pool, Spa and Wader Resurface
- ✓ Upgraded irrigation systems
- ✓ Landscape remodel large area on Victoria Terrace below the tennis courts and on Snapdragon.
- ✓ Governing documents committee – updating CC &R'S and Bylaws
- ✓ Pickle ball courts
- ✓ New Management company
- ✓ Card room new laminate flooring installed
- ✓ The aging mailboxes have been replaced with new, stronger boxes.



There are a lot of projects the board will need to take on as we look at the year ahead.

Our Budget Committee has been working with Elizabeth and Joe to come up with a 2020 budget and recommendations to the Board for what must be done.

We will make an announcement to the membership after the board has reviewed the various options that will be presented at the October meeting. Please stay tuned for more!

Dues - It has been presented that dues will need to be increased in the upcoming year. There are pressures beyond our control, such as inflation. Costs have gone up so much that we must now play catch up to keep our community running smoothly. Please understand that this isn't something we want to do, but something we have to do. We have held the line on increasing dues for 7 years, since 2012.

I am excited to see what the next line item will be and what the new year will have in store for us! Wishing you all a safe and happy October full of lots of happy memories waiting to be created and very special treats!

Sincerely,
Cat Santangelo, President

Welcome 360 Community Management

Homeowners, a Welcome Packet from 360 Community Management was sent in the mail. If you have not received it, please contact the onsite office asap. The packet contains important documents you need to fill out and return.

1. Contact Information form for the new management company.
2. If you do not use auto pay, there is an order form for a payment coupon book. This form must be filled out and returned by 10/15/19 to be free of cost. You can still order a coupon book after the 15th at a \$10.00 charge.
3. If you use auto pay, please update the information for payment to 360 Community Management. All information on how to proceed with these changes is included in your welcome package.

After Hours Common Area Emergencies

To report a common area emergency after hours please call 360 Community Management at **619.270.7360** and follow the prompts.

Halloween Guards

If your driver's license does not have your Crown Hills address on it or if you are expecting guests, please notify the office. The entrances will be guarded. 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 people's 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.



Halloween Painting Contest

Please see flyer attached.

Crown Hills Library Book Donations

When donating books, please note that we only accept Fiction and Biographies. No non-fiction books.

Alpine Chorale Christmas Concert

On Dec 9th, 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!*

Community Yard Sale - Saturday Oct 12th

Hours are 8 am to 2 pm- 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.



Pool Heater

The pool heater will be turned off on November 4th. The heater will be back on in the spring.

Debris Clean Up

Several residents have been blowing yard debris in to the streets, drains and swales. This is not allowed. Residents are expected to collect their yard debris and place it in their green waste container for disposal. The HOA does not provide street sweepers. The landscapers do not clean up homeowner landscaping. Please keep yard waste out of our streets, drains and swales! Thank you!

Crown Hills Holiday Lights Contest

Coming in December more info to follow in November!

A Message From Elizabeth

I wanted to take this opportunity to thank you all for your support during this transition from PHOAC to 360 Community Management. I am beyond blessed to be able to continue working for your Beautiful Community! To the Board, I can't thank you enough for all your support!! I am a lucky girl to be able to continue working for an amazing team as yourself! All the homeowners that stopped by, concerned that I wouldn't be able to stay after the transition, thank you. Your kind words and support meant the world to me! To Becky Schooler thank you for all your help & support! And the icing on the cake we get to have Joe Apparito back as Crown Hills Property Manager again! Joe has done so much for the community. I am so thankful to have him back as part of our team. There's no one else that could train me to one day take over for him as your Property Manager. Nothing but good things to come moving forward. Thank you!!



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

Annual Meeting Minutes Summary - September 17, 2019

Welcome Introduction

Cathy Santangelo, Board President, welcomed everyone to the Annual meeting and thanked them for voting & being present. Cathy asked the Inspector of Elections, Becky Schooler, to confirm quorum was met.

President's Report Detailed in Presidents Message Pg. 1

Quorum Establishment and Call to Order

A quorum consisting of at least 33 1/3% of the Members 112 must be presented or by secret ballot. The Inspector of Elections announced that a quorum was met with 138 ballots received. The ballot tabulation volunteers were then instructed to open and tabulate all ballots while the meeting continued.

Candidate Statements

Candidates running for the Board Seats were allowed to address the membership at this time. New candidate Roberta Ewing-Khuns introduced herself to the membership.

Open Forum

There were approximately 33 Members present for this meeting. Members were free to speak regarding general community related issues. The Board answered all questions to the full satisfaction of all members present.

Approval of The 2018 Annual Meeting Minutes

Members received a copy of the September 25, 2018 Annual Meeting Minutes with their election material. The minutes were approved as submitted.

Announcement of Elections Results

Thank you to the election inspectors Becky Schooler, Marci Barry, Bob Massey, & Wayne and Kathy Buday.

The Inspector of Elections, Becky Schooler, announced the voting tabulation results as follows:

Cathy Santangelo	122 votes elected to serve for a two (2) year term
Tito Cruz	110 votes elected to serve for a two (2) year term
Bob Soto	104 votes elected to serve for a two (2) year term
Roberta Ewing-Kuhns	64 votes

Write in Candidate:

Mike Wilmers	6 votes
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Both issues on the ballot were approved.

Hot Topics - Message From The Postman

Please wait until mail delivery is complete and all mailboxes are closed before you approach the mail boxes. You must use your mailbox key to obtain your mail.

The postman has to protect everyone's mail and packages. Trying to get to your mailbox while he is trying to deliver mail is not acceptable.



Crown Hills News - Page 4

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 home, auto insurance, RV's, commercial and health insurance from a trusted Crown Hills neighbor. 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!

MT Security & Investigation's We offer Surveillance's and all types of Investigations. Training to get a guard card or Firearms permit available. Call 619.303.3104 or www.mtsecurityandinvestigations.com

HEALTH & BEAUTY

Jewelry Sales - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780

www.mariellarocha.com

Beaded Jewelry - Grand Opening of Igugu Beads! Fun and affordable jewelry! Unique earrings, necklaces, and lanyards. Sign up and get a 20% discount code. www.igugubeads.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.

Mascari Electric "Electrical Solutions with a Collaborative Approach" Contact Brandon for all of your Electrical needs 619.866.8599.

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.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. BRE #00903337 Call 619.445.1174 or 619.227.9092.

Joe Brunold Crown Hills Realty Expert - Original CH's owner involved in more sales/listings in Crown Hills than any other agent. Our local Keller Williams office is on Alpine Blvd 619.322.9631. DRE #0455812

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 DRE# 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

MISCELEANOUS

BOFFO Entertainment - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: www.boffoentertainment.com 619.760.6304

Louisa Bryant Fine Art Studio. Original Paintings on canvases, Quality Prints from originals on wood panels, Commission paintings.

www.LouisaBryantAcrylics.etsy.com

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.

Kids Pumpkin Painting Contest



Saturday, October 19th, 10 AM - Noon

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 19th
at Crown Hills Community Club Center

Please RSVP By October 11th

Mike Wilmers

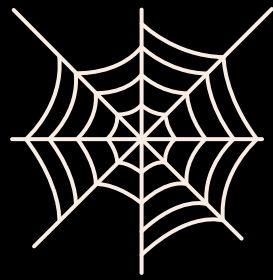
MikeWilmers@yahoo.com

619-277-2232

Amber Wilson

AmberWilson@kw.com

619-368-8639



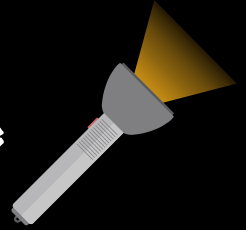
HALLOWEEN Safety Tips

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!



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