



Crown Hills Newsletter September 2019

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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

Property Manager

Crown Hills Community Office Manager

Elizabeth Martinez
 1821 Victoria Park Terrace
 Alpine, CA 91901
www.crownhills.org
 619.659.3520
Elizabeth@phoac.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

Professional HOA Consultants

Emergency Contact

Professional HOA Consultants
 8181 Mission Gorge Rd, Ste. E
 San Diego, CA 92120
 619.229.0044
www.phoac.com

Annual Meeting of Members and Election

Crown Hills Clubhouse
 Tuesday, Sep 17, 2019
 at 6:30 p.m.

President's Message

Happy Almost Fall Crown Hills Community!

The official day is almost here, it is showing the first day of Fall as September 23rd! I personally believe that fall has already arrived because I have indulged in my first pumpkin latte for the season, and yes it was magnificent!

As I have mentioned many times before, Fall is my favorite time of the year. I started thinking about it and why it is for me! I thought about one of the most monumental indicators of the season. While we may not experience it in San Diego, many can't wait every year to see the beautiful changing of the leaves. My parents for as far back as I can remember have had this on their bucket list for a road trip! Last year I saw it for the first time in Oregon and Washington and it was absolutely gorgeous. I thought about this phenomenon and decided to read an article on the 7 symbolic meanings of autumn. It discussed change, protection, comfort, balance and letting go! It struck a chord with me because this was something that our board and community has been going through with our management company.

As I mentioned in our special edition August message, the board had come to a crossroads that it was in the best interest of the Crown Hills that we needed to cancel our management contract and ask for proposals. We had four submitted, and the board heard oral proposals from three. We had two very strong contenders. One proposal was more reasonably priced for Crown Hills.

We awarded our management contract to 360 Community Management. I am thrilled to announce that Joe Apparito will be part of our management team again! Your board is excited about this change. While change can sometimes be hard, this season had ended and we needed to let go of the past in the best interest of our community. Please stay tuned, as the new management company will be reaching out with important next steps for you to take. I look forward to us turning over a new leaf as we begin a wonderful new partnership with 360 Community Management. We are all hoping to see everyone at our September 17th meeting! We hope you have already cast your vote for the open Board positions.

New Office Hours Update

Monday -Thursday
 8:30 am - 5:00 pm
 Friday 7:00 am - 3:30 pm
 Closed for lunch 12:30 pm - 1:00 pm

Wishing you all a season full of happiness, good health and comfort and whatever warms your heart and brings you joy!

Sincerely,
Cat Santangelo, President

New Management Company

Important information regarding HOA dues payment: Your September payment should be sent to PHOAC. (no change)

Homeowners will be receiving a Welcome Package from 360 Community Management in the mail explaining where to send October payments. Look for it!

For those of you who have their payments automatically sent by your bank to PHOAC, please notify your bank to discontinue payments to PHOAC beginning October, 2019.

If you have other questions concerning the management company change, come to the September 17th Board meeting.

Trash Service

Please be reminded Crown Hills trash service contract is to collect 1 trash bin, 1 recycling bin & 1 yard waste bin. You may not leave items on the side of your bins for collection. If the HOA receives any extra charges on the bill it will be passed onto the offending homeowner.

Snakes

There have been several rattle snake sightings in the community. If you find a snake, please contact Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake. Be aware of your surroundings!

Gym Users

Please be courteous to other members. When you are done with your workout clean up after yourselves. The HOA provides Clorox wipes for you to wipe down machines before you leave. Please make sure all windows are closed and the lights and fan are off.

Home Insurance Renewal Denied?

Some homeowners are reporting their homeowners insurance renewals are being denied. Check out the Homeowner's Services on the last page of this newsletter for possible resources. Crown Hills is not liable for nor recommends any listed services.

Community Yard Sale - Saturday Oct 12th

The much anticipated community yard sale is coming up. Hours are 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.



Alpine Chorale Christmas Concert

Save the date! On Dec 9th, Alpine Chorale will host a Christmas concert for all Crown Hills residents to enjoy. More information to come.

Free Yoga Classes

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.

Tuesdays & Thursdays in the Clubhouse.

Class schedule is:

- ✓ Chair Yoga at 9:00 a.m. Attendees, please return your chair where it belongs after class is over.
- ✓ Regular Yoga at 5:30 p.m. Attendees, please bring a mat. If you don't have one, a towel will work as well.



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



Community Volunteers

Community events cannot happen without you! If you enjoy the past years events in Crown Hills and want to see them continue, please consider becoming the Event Coordinator or helper. The community will need volunteers to help decorate the clubhouse for Christmas. We will also need judges to determine the winners of the annual Christmas Lights Contest. Please consider volunteering your time for one of our many committees or events in Crown Hills.

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 Painting Contest

We're excited to announce for the second year in a row, a homeowner will organize a Halloween painting contest for all Crown Hills children to participate. It will be held at the community clubhouse on Oct 19th. Look for more information in the October Newsletter.

Storage Locker Safety

When did you last check the lock and flush bolts on your storage locker? If you have a locker in the local RV Lot, please take a moment to check the doors to make sure they are locking properly. If there is an issue, contact the onsite office to see if we can help.

The Sunrise Powerlink Fire Mitigation Group

Invites you to a public open house where you can learn more about the Sunrise Powerlink fire mitigation grant program and the results of the Year 2019 grant program. Thursday, September 19, 6:00 – 7:30 PM, Lakeside Community Center, 9841 Vine Street, Lakeside, CA 92040.

Community Awareness

Have you ever cleaned out your dryer vents? I heard from a resident the vents that were originally installed have a weird angle which causes them to get clogged. This could be a fire hazard. We encourage you to clean them out regularly.

Alpine Woman's Club

The Alpine Woman's Club Monthly Luncheon meets the third Tuesday of the month. This months luncheon is September 17th at 11:30 am. Alpine Woman's Club is open to all East County Women. The club is located in the Historic Alpine Town Hall, 2156 Alpine Blvd.

The club's Mission is to provide opportunities for women to meet and socialize, to maintain the Town Hall and to hold fundraisers for their Scholarship, Preservation and Education Foundation. So far, they have given away over \$136,000 in scholarships to local, college bound seniors.

If you are interested in learning more about the club, please make a reservation to attend their monthly meeting/luncheon. Please contact Sharon Beale slmcgee2003@yahoo.com or 619.445.3306.

For Sale

2006 Toyota Tundra for sale asking \$10,500 please call 619.659.0577

Access Fob Information

When the power goes out, the pool, restroom, tennis courts and exercise room doors lock. No one will have access to the clubhouse facilities during a power outage. If you are inside any of the clubhouse facilities during a power outage doors do open from the inside. The RV Lot gate will be manually open for homeowners with property so there is access to it.

Hot Topics - Annual Meeting Date Change

September Annual Meeting was rescheduled to **Tuesday September 17th** at 6:30 p.m. For any question please contact the onsite office at 619.659.3520 or by email at Elizabeth@phoac.com.

If you have not turned in your ballot please do so by Sep 17th, at 6:00 p.m. You misplaced it? Contact the onsite office we can help!



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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 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. roccain@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

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

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

REALTY SERVICES

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 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. 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.lisaruisteam.com BRE #01846748

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

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

Photography-Portraits, family & pets, home inventories, business, advertising, products, Experienced Professional: Contact Ted, t-walton@pacbell.net, 619.233.3913.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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



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.