



# Crown Hills News August 2014

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## Board of Directors

### President

Judy Watson

### Vice President

Tito Cruz

### Secretary

Michael Beraud

### Treasurer

Jeff Soto

### Member-at-Large

Shirley Green

## Crown Hills Community Office

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[office@crownhillshoa.sdcoxmail.com](mailto:office@crownhillshoa.sdcoxmail.com)

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

Tues 12:00 p.m. - 5:00 p.m.

Wed 8:30 a.m. - 3:00 p.m.

Thurs 10:30 a.m. - 7:00 p.m.

Friday Closed

## Newsletter-Editor

Professional HOA Consultants

## Emergency Contact

Professional HOA Consultants

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[www.phoac.com](http://www.phoac.com)

## Next Board Meeting

Tuesday, August 26, 2014

at 7 p.m.

Crown Hills Clubhouse

## Town Hall Meeting

**When: Tuesday, August 5**

**Place: Clubhouse**

**Time: 7:00 pm**

The Town Hall Meeting was rescheduled for this Tuesday. The presentation begins at 7:00 pm. The topic is the water distribution system. Find out placement of tanks, information about pumps, costs and a lot more. There will be a period for questions and answers. If you have concerns, now is the time to present them. A representative from a drilling company will be available for questions. Ballots for this project are due August 19th at 5:00 pm. Please remember to vote!



## Crown Hills Annual HOA Election Meeting

At the August 26, 2014 Board Meeting, you will be able to “meet and greet” the candidates. They will be given an opportunity to introduce themselves, and time will be provided for questions from the Crown Hills community.

The Annual Meeting is on September 23rd, 2014. We hope to see as many of you there as possible. Everyone, please, get out and vote. Candidate bios will be printed in next month’s newsletter.

**Nomination Committee Chair:** Tom Smith

**Election Inspectors:** Marcelina Berry, Rae Ann Soto, Pam Whitfield

Candidates statements published in the September Newsletter

*Put your vote in the mailbox slot; ‘cause we need a quorum and that’s a lot!  
We’ll count the votes on 9/23; come to the clubhouse so you can see,  
Your new board members for the year; and we’ll give them all a rousing cheer!  
They work real hard without any pay; so everyone can have a say!  
Thank you for cooperating; your vote is A-1 participating!*

## The Crown Hills Question

**What no/low cost ways do you use to stay cool in the heat?**

Respond on the “Contact Us” area on our website at [www.crownhills.org](http://www.crownhills.org).

Answers will be posted next month.

Thank you.

**Answers to last month’s question:**

Do you want to have access to the library after regular office hours?

**Yes – 4**

**No - 4**

## Office Hours Change

Thursday office hours are

**10:30 a.m. to 7 p.m.**

during Daylight Savings time.

### From the Office Administrator

#### Farwell and Thanks

Fond wishes and gratitude go to Barbara and Tom from the Crown Hills Homeowners Association. We think this letter submitted to the Newsletter says it all...

To our friends, Barbara and Tom Smith:

We wish to express our heartfelt thanks for your dedication to our Crown Hills Community. Although we are very sorry to see you leave, we understand your reasons and wish you a most happy future.

We remember that:

- Barbara has had a big part in all Crown Hills social events, Landscaping, and even Violation Committees. These things have taken a lot of time and dedication because of her interest and care for our community.
- Tom has had years of service on the Board and many committees. Before we had a professional management company in our office, Tom worked closely with the On-Site-Managers, assisting in many day to day operations of Crown Hills. Those years included big projects such as turnover of our gas and electric system to SDG&E in 2003, and repair of our roads in 2004. After a suggestion by Jane Duggan, Tom urged the approval of goats for extra fire abatement in nearly inaccessible areas.
- Tom's other life included being a cowboy, manager of a moving company, husband, father, grandfather, and also being an expert on roses, orchids, and teacher of tying flies for fishing.

These accomplishments could not have happened without the helping hand of Barbara.

We wish them well in their new neighborhood, and look forward to staying in touch.

~ Paul and Mary Kay Bradford

#### Happy New Year!

That's right. It's coming, and we are having a party! Does - great food, fantastic music, terrific homemade dessert and wonderful people sound good to you. Then put December 31<sup>st</sup> on your calendar now and contact Greg and Carol Shue for more information about the annual Crown Hills New Year's Eve party at 722.6524

#### Coyote Sighting

An owner called to let us know he was surprised by a coyote walking through his yard at 9 a.m. Be aware!

#### In Memory

On July 20, 2014, Crown Hills and the Community of Alpine lost a true patriot when Bob Jackson, beloved husband of Debbie, passed away after battling cancer for 7 years. Bob was an active member of the Kiwanis Club of Alpine and played a vital part in the establishment of the Veteran's Wall of Honor at the Alpine Community Center. Bob truly loved his family, his friends, the Alpine community, and his country - he will be missed by all who had the pleasure of knowing him

#### Pool Rules Don't Apply To Me

Recently, a baby was in the main pool and a dog was in the pool area, although signs in the pool area clearly state these actions are prohibited. Children under 2 years of age **are not allowed** in the large swimming pool or Jacuzzi **at any time**. A swim diaper does not excuse the under age child from this restriction. You may think you are careful and have control of the situation so the rules do not apply to you. These are Health Department rules and are for the safety of all people using the pool. The rules apply to everyone using the facility. Reported infractions will result in the loss of pool privileges or a fine. If there is expense to the HOA, the owner responsible will be billed for the cost. Please follow the rules and do not spoil the use of the pool for others. We will be checking the newly installed camera recordings when we receive complaints.

#### Qigong Class

A relaxing, revitalizing exercise for stress management and overall health enhancement. Similar to t'ai chi, qigong (chee gung) is easy to learn and do, regardless of age or physical condition. Wednesdays from 9:30-10:30 am., at the Alpine Church of Spiritual Living. For details email Chris at c.endres@cox.net, or call 619.504.1557.

#### For Sale

Large varieties of potted, succulents, cactus and geraniums \$2 - \$5 619.445.6485

#### For Sale

2003 Mustang in excellent running condition. If interested, please call 619.659.0842 or 619.933.7569.

**Notice to RV Lot Renters** – the dump station in the RV lot can only be used with a hose connection from your RV. Thank you.

Board Minutes Summary - July 22, 2014

Manager's Report

Porter encouraged owners to check out the office renovation. The camera installation is complete. The Finance Committee meets August 5th at 8:00 pm for its mid-year budget review.

President's Report

Watson reported she will not be running for another term on the Board. Watson thanked Tom Smith for mentoring her and Becky Schooler for her work on the fob system.

Treasurer's Report

As of June 30, 2014 - Total assets \$794,476.38 comprised of \$52,650.22 in checking, \$728,257.53 in reserves, and \$13,068.63 in accounts receivable. Monthly income of \$58,031.00 monthly expenses of \$56,990.40 and a reserve allocation of \$10,748.17 resulting in net operation income of <\$9,707.57>. Annual income of \$350,881.78, annual expenses of \$349,907.95, and reserve allocations of \$65,800.23 resulting in net operating income of \$35,173.60.

Committee Reports

- Architectural - Frank reported committee has slowed down to about one new project a week.
Fire Safe and Disaster - John Slatinsky has asked Pacific Green and others for a bid to masticate the area down by freeway. Pacific Green has provided 100 to 150 feet of fire break.
Landscaping - Pam reported the committee is working on a proposed budget for landscape renovations and a plan for landscaping the east end of Gentian Way.
RV Storage - John reported all work is completed in storage area. Two problems to be addressed are the sinking garage building corner and trees cracking the drainage swale.

Old Business

- Clubhouse Area Security - The project is completed with the exception of some fine tuning.
Well Drilling - Porter reported everyone should have received the cover letter and voting material for the water distribution system. At the Town Hall Meeting in the clubhouse on August 5th you will be able to discuss probable location, appearance, and costs of the system. Hook met with SDG&E and found there is access to power on the well side of the street. Hook summarized the steps leading up to where we are today. He is recommending a "yes" vote on this project.
Tree Trimming - Watson reported our tree contractor's contract is complete. Additional work needed was approved. Hook suggested thinning out trees along Victoria Park Terrace.
Library status - The Board agreed to drop this subject for lack of interest.
Annual Meeting Preparation - Watson said everyone should have received the meeting announcement and candidate's nomination forms. Four candidates are running for 2 positions.

New Business

- Halloween Patrol - The sheriff's department has been contacted to help us this year. We can use volunteers or pay for service.
Weiser Small Claims - Porter is filing the small claims forms for action against Weiser.
LED Clubhouse Lights - The Board asked John to pursue hard costs for LED pool area LED lights
Refrigerator/Freezer - Watson reported the freezer part of the clubhouse refrigerator is shot. Replacement costs are about \$10,000. The Board agreed to nurse it along for the time being.

Regular Clubhouse Activities

- Mondays - Alpine Choral Rehearsal 7 - 9 pm
Wednesdays - Card Games & Snacks 9 am
Contact Shirley 619.659.0562
3rd Tuesday - Book Club - 6:15 pm
4th Tuesday - Open Board Meeting - 7:00 pm
3rd Wed - Greater Alpine Fire Safe Council - 6 pm
Contact Marci 619.445.3725
3rd Friday - Game Night - 6:30 p.m.
Contact Kathie 619.445.1174

Row of stars followed by 'Crown Hills Homeowners Association Star' and a testimonial about Sue Keller & Erika Baker.