



Crown Hills News August 2015

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President's Message

We are almost at the half way point of summer and temperatures are increasing. Last month I reported the well saved us \$8,050. On the most recent bill, we saved \$11,359.31 compared to June 2014. If these savings continue at the current rates, we will have recovered the total cost of the well by April 2016. I would like to personally thank Bob Massey for his work in preparing the well site for erosion control and overseeing the well's operation in Casey Myers absence, Jim Hook for compiling the usage data and Casey Myers for his work in securing an agricultural rate on electricity. Along with Kolton Gustafson, these volunteers are an example of what can be accomplished when we get volunteers who are willing to commit time to our community.

Last month the Board approved hiring a road consultant, Monty Wilde, from AMC Asphalt Management. The inspection and report, with recommendations, are now complete. PHOAC and the Board are in the process of reviewing the report and will convene the Road Committee in August to review the findings and recommendations. As we transition into finalizing our plan, a communitywide meeting will be held so homeowners can see what the Board is recommending. An announcement of the meeting will be made well in advance, so plan on attending. We are not ruling out a Saturday morning meeting. We want everyone well informed.

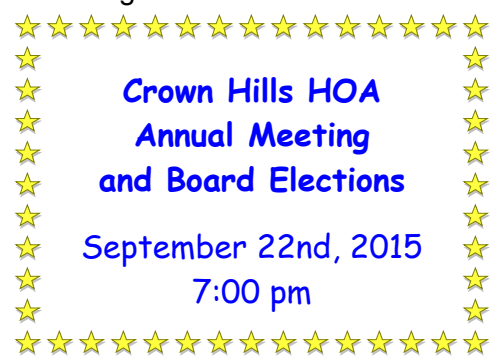
We recently had an audit of our energy use. This service was coordinated by Mary and was free of charge. As a result of Mary's efforts, SDG&E sent out Matrix Energy Services to upgrade all of the clubhouse and maintenance garage florescent lights to energy efficient lights along with LED lights in the exercise room, hallways, kitchen, and card room at **no cost** to the Association. I am confident these upgrades will reduce our electrical consumption. We were commended for the work we have already done by converting the RV lot and clubhouse exterior lighting to LED.

There are currently three seats open on the Board. Please give strong consideration to running for one of them. We need new ideas and help in making decisions for the betterment of our community.

As you can see, your Board has been very busy improving our facilities while reducing our operating costs. Please don't become complacent. Call Mary to volunteer to serve on one of our many committees. The time commitment is small and the result of your efforts are tremendous.

I wish each of you a safe and restful summer and I hope to see you at the August meeting.

~Respectfully, John Slatinsky



Board of Directors

President
John Slatinsky

Vice President
Tito Cruz

Secretary
Casey Myers

Chief Financial Officer
Jeff Soto

Member-at-Large
Shirley Green

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619.659.3520
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Mon 8:30 a.m. - 4:30 p.m.
Tues 12:00 p.m. - 4:30 p.m.
Wed 8:30 a.m. - 3:00 p.m.
Thurs 8:30 a.m. - 4:30 p.m.
Friday 8:30 a.m. - 12:30 p.m.

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Professional HOA Consultants

Emergency Contact
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www.phoac.com

Next Board Meeting
Tuesday, August 25, 2015
at 7 p.m.
Crown Hills Clubhouse

From the Office Administrator

Pool Area Tables and Chairs

Our tables, chairs and lounges have served us well for many seasons. To help make the furniture last longer, we are asking you **not** to move the tables. They come apart and sometimes moving it will break the table. If you would like the tables to be stationed in a different area of the pool please notify the office. Placing tables too close together causes the umbrellas to pierce each other when the wind is blowing. Please help us keep our furniture in working order. Thank you.

Was Your Trash Pickup Missed

The office received reports of trash not being picked up on the regular trash pickup day. If this happens to you, please call the office and let Mary know.

Exercise Room

When you wipe down the equipment after use, remember to include the cup holders. Thank you.

Call the Sheriff

– Non emergency number 619.659.2600
If you see solicitors in the Crown Hills area, or have one knock on your door, please call the sheriff and report it. You may not be the only one reporting an incident. Please be a good neighbor and report anything you think is an issue. Thank you.

American Flag Etiquette

After the July 4th celebration, one of our homeowners thought the following information would be a good reminder to us all on the treatment and handling of our flag.



<http://www.usa-flag-site.org/flag-etiquette/>

Chipping Fans

Go to www.greateralpinefsc.org for all the information you need and to register. Don't miss this opportunity to get caught up with maintaining your defensible space.
Dennis Larsen Volunteer/Chipping Manager

Crown Hills HOA Annual Meeting & Election

Come "meet and greet" the candidates at the August 25, 2015 Board Meeting. 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 22nd, 2015. We hope to see as many of you there as possible. Everyone, please, get out and vote. Candidate's statements published in the September Newsletter.



*Put your vote in the mailbox slot;
'cause we need a quorum and that's a lot!
On 9/22 we'll count the votes;
Come see the results and make a note!
Your new board members chosen 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!

Nomination Committee Chair: Linda Keating
Election Inspectors: Marcelina Berry, Bob Massey, Pam Whitfield, Carolyn Jamison, and Neil Jamison

Garage Sale - September 26, 2015

The semi-annual garage sale will take place on September 26, 2015 from 8 a.m. – 2 p.m. All sale items must be removed from driveways by 3 p.m. The street should not be used for displaying items.

For Sale

Player piano, Reed & Sons, upright: plays piano rolls electronically or piano can be played manually; great tone and fun for families. \$795 or best offer Call Bonnie 619.559.8700

Gas Lawnmower Briggs & Stratton 500 series 5 hp. Just like new, one year old with grass catcher. \$150 or best offer Call Bonnie 619.559.8700

Estate Sale

August 8th and 15th. 2452 Larkspur Dr., Alpine, CA 91901 from 8 a.m. to noon.

Board Minutes Summary - July 28, 2015

Financial Report

The Board reviewed the report for period ending 6/30/15. The Operating account balance is \$3,836.08, the Reserve Account balance is \$849,167.56 and the Accounts Receivable balance is \$16,595.95. Pre-paid Income totaled \$35,646.80. Monthly Income was \$54,860.00 with expenses of \$101,919.00 for net of (-\$47,059). The net loss is directly attributed to the well installation cost. When factoring in the cost of the well, the Association is approximately \$25,000 under budget year to date. A motion was made, seconded and carried to approve the Financial Report Pending independent financial audit.

A draft of the 2016 Reserve Study has been tabled for approval at the next meeting pending further review and discussion.

Presidents Report

The Association Vice President reported we are experiencing a large savings in water costs due to the new well being on-line. A big thanks to Jim Hook, Casey Myers and Bob Massey for all of their time and dedication to the success of the well project. A meeting is scheduled with the asphalt consultant, the Board and the Road Committee on August 18, 2015. SDG&E has recently completed an energy audit and has replaced approximately 90 light bulbs with more energy efficient light bulbs. A report has been provided with recommendations for additional energy savings.

Committee Reports

Landscaping – Pam Whitfield reported the Board and Committee are working with the new landscape supervisor to address all areas of concerns. The committee recommends planting rosemary along the slope next to the well to aid in erosion control.

Water Usage/Conservation and Well – Bob Massey provided a report for this period. A big thanks again was given to Casey Myers for all of his time and commitment in adjusting the programming for optimal performance. The water usage saving for the 1st full month of operation was 1,341,912 gallons, saving the Association approximately \$11,000.

2015 Annual Meeting of Members & Election – The Association’s Annual Meeting of Members & Election is scheduled for Tuesday September 22, 2015 at 7:00 p.m. There are three (3) board seats up for election. The three (3) candidates receiving the most votes will each serve a two (2) year term.

New Business

Pool Area Monitoring Proposals – The Board reviewed proposals for monitoring the pool/spa area. At this time the Board tabled this item pending receipt of additional information on incidents to determine if the cost of this service is warranted.

Solar Lighting – The Board has tabled this item due to lack of funding at this time.

Adjournment

The next regular board of directors meeting will be held Tuesday, August 25, 2015 at 7 p.m. in the Crown Hills Community Clubhouse.

Regular Clubhouse Activities

- Mondays** – Alpine Choral Rehearsal 7 – 9 pm
- Wednesdays** – Card Games & Snacks 9 am
Contact Shirley 619.659.0562
- 4th Tuesday** – Open Board Meeting – 7:00 pm
- 3rd Wed** – Greater Alpine Fire Safe Council – 6 pm
- 2nd Thursday** – Book Club – 6:30 pm
- 3rd Friday** – Game Night – 6:30 p.m.
Contact Kathie 619.445.1174

★ ★

★ **Crown Hills Homeowners Association Stars** ★

★ The stars this month are: Tito Cruz, Bob Soto, ★

★ Mike Wilmers and Cathy Santangelo have ★

★ applied for a position on the Crown Hills ★

★ Community Association Board of Directors. We ★

★ want to applaud these individuals for offering their ★

★ help to make Crown Hills the best HOA ever. ★

★ Please look for their bios in next month’s issue of ★

★ the newsletter. Be sure to attend the next meeting ★

★ where an opportunity will be provided to meet all ★

★ the candidates. Good luck to you all. Thank you! ★

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