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Board of Directors

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Bob Soto

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Casey Myers

Crown Hills Community Office

1821 Victoria Park Terrace
Alpine, CA 91901
www.crownhills.org
619.659.3520

office@crownhillshoa.sdcoxmail.com

Office Hours

Monday –Thursday
9 am to 5 pm
Friday
9 am to 12:30 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

Next Board Meeting

Tuesday, January 26, 2016
at 7 pm
Crown Hills Clubhouse

President's Message

Due to a lack of representation of the membership to assure a meaningful vote on the proposed Trash/Recycle Consolidation amendment, the meeting scheduled on Monday November 23rd for ballot tabulation was rescheduled. The ballots will be counted at the same meeting as the Asphalt Repair/Replace Project on Tuesday, December 22nd.

Ballots have also been mailed to the membership to vote on a proposed bank loan to fund part of the Asphalt Repair/Replace Project. The ballots shall be tabulated at an open meeting scheduled for this purpose only on Tuesday December 22, 2015 at 6:00 p.m. in the community clubhouse.

This is an open meeting scheduled only for the purpose of tabulating votes. Please return your completed ballot in the provided envelope, sign the outside of the envelope and return it to the Community office before 5:00 pm December 22nd to ensure your vote is counted.

Thank you Carol, Greg and Gregory Shue, Jim and Sue Hook and Linda Brown for decorating the clubhouse, Hilde for planting poinsettias at the entry monument and Pat for volunteering on the architectural committee. We thank all volunteers who have given their time to the community over the past year.

~Respectfully, John Slatinsky



Happy New Year to All!

Everyone says past parties have been wonderful and lots of fun! Not to mention such a great price and venue. Come on homeowners, enjoy the best and safest New Year's Eve ever! Join in the fun and volunteer to set up too! Thank you!

The Crown Hills Community New Years Eve Party is scheduled for Thursday evening December 31, 2015 at 7:00 p.m. until???

Make your plans now to attend this special event featuring:

- ✓ Dance music provided by Allen Walker
- ✓ Bountiful gourmet buffet
- ✓ Party favors and table snacks
- ✓ Champagne on each table
- ✓ Free Raffle
- ✓ Times Square "Countdown" Live
- ✓ The card room will be open

Dance and socialize the night away with friends and neighbors! All this for the unbelievable price of \$16 per person This is an **adult only** party please!

All ticket sales must be purchased in advance, **no ticket sales at the door.** **Reservations** - Call the Crown Hills Office 619.659.3520



Form the Office

Wildlife at your door

Neighbors have reported the sighting of a bobcat, a mountain lion and very brave coyotes. Help protect yourself and your property:

- ✓ Keep your animals in your presence at all times
- ✓ Use a short leash (6 ft)
- ✓ Carry a large stick when walking
- ✓ Feed pets indoors only



Parking

The holidays bring more guests which means more cars. Please remember it is not permitted to park overnight on any Crown Hills street. You are at risk of being towed if you do. Residents should park their vehicles in their driveway or garage and not in the guest parking lots.

Year End Mailing

Please check your mail for the year end package. This contains important homeowner information about your community.

Crown Hills Annual Holiday Decorating Contest

Put your decorating hat on and compete for prizes! Judges will be coming around the neighborhood from December 19th – 21st to choose the best holiday decorated houses. Good Luck on your creation. Prizes and certificates will be given out on the 22nd if possible.



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 pm
Contact Kathie 619.445.1174



Special Holiday Event

A special Christmas Musical Concert
by the

Alpine Chorale

*Tuesday, December 15th at 7:00 pm
Crown Hills Community Clubhouse
Everyone is welcome, light
refreshments provided*

Disaster Preparedness

Seventy-Two hours. That's how long officials say it may take before help begins to arrive if a widespread disaster were to strike San Diego County. Preparing for an emergency can make all the difference in safeguarding the lives of family, friends, and neighbors. The following information is presented to assist you in preparing for an emergency or disaster.

San Diego's Emergency Alert System radio system is KOGO/AM 600, which will broadcast official information in English. The backup station is KLSD/AM 1360.

Do Not call 911 Except To Report An Emergency

Call 211 for non emergency information during a disaster or use their web site at www.211sandiego.org if available. Keep calls to a minimum especially after an earthquake. There may be a delay in getting a dial tone but do not depress the switch hook since this could increase the delay. If you hear a fast busy signal, all circuits are busy. Hang up and try your call later.

Clean Up After Your Pet!

There has been a recent increase in pet waste being left in the landscaping. There are dog bag stations provided for you to easily clean up after your pet. Any resident caught not cleaning up after their pet is subject to possible fines. Please be courteous and clean up after your pet.



Meeting Minutes Summary - November 24, 2015

Presidents Report

See front page Presidents Message

Financial Report

The Financial Report for period ending October 31, 2015. The Operating Account balance is \$56,978.34, the Reserve Account balance is \$867,610.35 and the Accounts Receivable balance is \$8,612.56. Pre-paid Income totaled \$21,817.75 for this period. Monthly Income for this period was \$57,733.00 with expenses of \$43,373.00 for a net of \$14,529.00. Total assets as of October 31, 2015 are \$934,173.00.

The 2015 Financial Review and Tax Preparation will be completed by Terry J. Tagwerker, CPA.

Committee Reports

Architectural

The Chair of the Committee Pat Bowles provided a brief update.

Landscape

- ✓ A walk-thru inspection of the common landscape of the community was conducted on 11/3/2015.
- ✓ Pacific Green has been tasked with submitting a plan to mitigate erosion.
- ✓ Sandbags are available for residents by contacting the community office.
- ✓ 7 Eucalyptus trees are being removed along Larkspur that are damaging the asphalt along with one other dead Eucalyptus on Victoria Terrace. There are trees along the concrete drainage swales that will be inspected to determine if any damage is occurring to the swale.
- ✓ The irrigation system has been inspected, marked and adjusted with good results.
- ✓ The Landscape Committee provided a draft charter and procedures along with long term goals for the board to review.
- ✓ The Board reviewed a proposal from Aztec Landscape to hydro-seed a steep slope located behind homes on Snapdragon. This item has been tabled pending further review and discussion.

Well Water Operations

Casey provided a brief report for this period. 496,200 gallons of water was pumped between October 26th and November 23rd at a cost of \$578 for electricity. Approximately \$3,400 in water costs were saved during this period.

Topic of the Month

A helpful way to learn about your community. In this new section, we will highlight specific topics from the Crown Hills CC&R's and other important documents which are always available in full at www.crownhills.org

8. Architectural Standards

8.1 General Standards

8.1 (a) With the exception of minor projects noted in 8.1 (b) below, construction, alteration, addition, modification or reconstruction to the exterior of the home lot must be approved by the ARC before work is commenced. This includes work on roofs, siding, patios, decks, fencing, walls, garages, driveways and major landscaping work. When the extent of the work is in question, ARC approval should be requested. (Note: Artificial grass/turf installation requires ARC approval and samples of the material to be installed must be provided.) Painting of grass is not allowed with the exception that specialized "turf paint" of a natural grass green color may be used on seasonally faded grass/turf. Indoor/Outdoor carpeting is prohibited for use as a lawn cover and may not be used as a substitute for grass.

8.1 (b) Minor projects, such as the following, may be commenced and completed without ARC approval:

- (1) Repairs to existing improvements
 - (2) Rejuvenation of grass lawns
 - (3) Replacement of existing plantings with similar plantings
 - (4) Tree removal on the Owner's property
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