



# Crown Hills News February 2015

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## Board of Directors

### President

John Slatinsky

### Vice President

Tito Cruz

### Secretary

Casey Myers

### Chief Financial Officer

Jeff Soto

### Member-at-Large

Shirley Green

## Crown Hills Community Office

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Alpine, CA 91901

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

Friday Closed

### Newsletter-Editor

Professional HOA Consultants

### Emergency Contact

Professional HOA Consultants

8181 Mission Gorge Rd, Ste. E

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## Next Board Meeting

Tuesday, February 24, 2015

at 7 p.m.

Crown Hills Clubhouse

## President's Message

I want to begin by thanking two members of our community. The first person to be recognized is Carol Shue. Carol volunteered to decorate the clubhouse for our Christmas joy. She also volunteered to plan our annual New Year's Eve celebration. All of this work was done after working all day at a full time job. This year, 86 people celebrated and welcomed in 2015 with their neighbors.

The second person I want to recognize is Lydia Houghton, who has volunteered to coordinate a welcome committee. The plan is for Lydia to greet all new Crown Hills homeowners. Lydia has coordinated many activities in the past and now steps forward again. The Board and I want to thank these two exceptional women for making this community one we can be proud of.

The well project is almost complete and will be operational soon. We anticipate the well will save the Association several thousand dollars per year. These savings will be used to help defray the cost of repaving our streets. After three months of operating the well distribution system, the Board will begin planning our next major project, the funding and resurfacing of our streets.

The Board approved Association Goals for 2015. The goals are:

- ✓ Complete the well project
- ✓ Begin planning the street resurfacing project
- ✓ Update the Association Governing Documents
- ✓ Stabilize the RV garage floor
- ✓ Continue to strengthen our financial stability

It is with great enthusiasm we enter 2015. **THE BOARD NEEDS YOUR HELP.** We have several active committees needing volunteers. We need volunteers for the Architectural, Violations, and Governing Documents committees. These committees do not require a great deal of your time. The more volunteers we can get, the less work there is for everyone. Please become active within **YOUR** community.

I look forward to many new faces at our Board meetings, which are held on the 4<sup>th</sup> Tuesday of each month at 7:00 PM. *~Respectfully, John Slatinsky*

*Happy  
Valentine's Day*



## From the Office Administrator

### Snakes

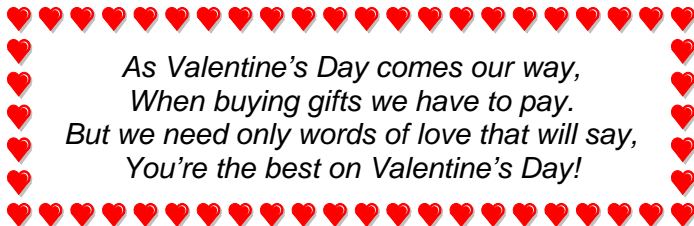
It's a little early this year, but with the warm weather, cold-blooded critters come out and frequent our yards, common areas, and open spaces. Be vigilant when walking outside and keep your eyes open. The Alpine Fire Department can be called for routine snake removal during business hours at 619.445.2635. For emergencies, dial 911.

### Dogs on Leash

CCR's Section 11.6 -Animals. "All animals ... shall be kept on a leash when on any portion of the Property except within a Lot." Please be courteous and aware, some people and small children are afraid of dogs. Please keep dogs on their leash when enjoying our beautiful property. Thank you.

### Reported

The razor wire in the RV lot was cut. Fortunately, it looks like our cameras deterred any theft or damage to homeowners' property. Thank you Board of Directors for having the cameras installed. They are doing their job. An owner reported his car was broken into and another owner reported recyclables were removed from his side yard.



*As Valentine's Day comes our way,  
When buying gifts we have to pay.  
But we need only words of love that will say,  
You're the best on Valentine's Day!*

### Garage Sale - Saturday, March 14th

Don't forget the semi-annual garage sale on March 14, 2015 from 8 a.m. to 2 p.m. You may set out sale items in your driveway, but not on the street. Be sure to have your driveway cleared by 3 pm. Good Luck!

**Warning** – please do not feed wild animals. The small ones are cute, but feeding them draws bigger or more aggressive undesirable animals into the residential area. Thank you.

### Chipping Program

We have good news about our Chipping Program! Please check our website [www.greateralpinefsc.org](http://www.greateralpinefsc.org) Dennis Larsen, Volunteer/Chipping Mgr [chipping@greateralpinefsc.org](mailto:chipping@greateralpinefsc.org)

## Valentine's Day Word Search

E S M	W B F
T R A E H	C A R D N
O R O S E S	V I V M N F
O F L O W E R S	G E C A N D Y X
H A N D H O L D I N G L L O R T S	
H U G S T C D P D K F B E M I N E	
Q S R O T I U S U N E C N A M O R	
D I P U C H O C O L A T E V Z	
S G N I L E E F C G I F T	
F R P V N D I A M O N D Z	
Y E W Y R A U R B E F	
V V P Q R T I Y T	
O U R Z E	
L O V	
W	

- |           |            |              |           |
|-----------|------------|--------------|-----------|
| Arrow     | Date       | Hand holding | Roses     |
| Be Mine   | Diamond    | Heart        | Stroll    |
| Candy     | February   | Hugs         | Suitors   |
| Card      | Feelings   | Kisses       | Valentine |
| Chocolate | Flowers    | Love         |           |
| Couples   | Friendship | Lovers       |           |
| Cupid     | Gift       | Romance      |           |



## Board Minutes Summary - January 27, 2015

### Manager's Report

The well project is progressing and will be evaluated for approximately three months to determine reliability. Over the next 3 months Porter will be working on funding options for our road project.

### President's Report

The work of the well distribution system is in full swing. The board is in the process of consolidating committees and working to refine their duties and responsibilities. A tree and lighting committee is being established.

### Chief Financial Officer's Report

No report. Slatinsky reported Soto is working on ways to cut administrative costs.

### Committee Reports

**Architectural** – The committee is in need of an architectural chairperson.

**Governing Documents** – The chair is in process of reviewing the Association's governing documents.

**Landscaping** – The slope above the tennis courts and behind the raised solar panels is being started soon. Orange flags are being placed to mark recent gopher activity. Walls which need to be repainted are being identified.

**Water Usage** – Jim reported water usage is the same as last year. He noted the irrigation retrofit should change this in the near future.

**RV Storage** – The storage units are all rented and there are a few small RV spots available.

### Old Business

**Fire Alarm Status** – The project is completed and we are online.

**LED Clubhouse Lighting status** – The lights inside the clubhouse and the light fixtures outside the clubhouse, except the globes on the north side, have been replaced.

**Well Status** – Jim Hook is monitoring the project on a daily basis. Everything is moving as expected and should be complete in a couple of weeks. The Well Committee worked with Tri County and was able to reduce original costs by approximately \$6,300. The HOA received a permit from the county for an electric meter. Slatinsky thanked Jim Hook and Casey Myers for their efforts on this project.

**Pacific Green** – Walk throughs continue and irrigation retrofit is almost complete.

**Valve Replacement Status** – The valve was replaced with help from owner Bob Massey.

**New Year's Eve Report** – The party expenses totaled \$1,838.82 Receipts for the party totaled \$1,290.00. This is a net cost to the association of \$548.82. A special thanks was given to Carol and Greg Shue for organizing and coordinating the party.

### New Business

**Intruder Alarm** – The Board agreed to install a security alarm for the office.

**Goals for 2015** – See President's Letter.

**Tree Trimming** – Landscape Committee developed a list of trees to be addressed. AG Pest will inspect trees for a mite infestation.

**Welcoming Committee** – Lydia Houghton volunteered to establish a Welcoming Committee for new owners.

#### Regular Clubhouse Activities

**Mondays** – Alpine Choral Rehearsal 7 – 9 pm

**Wednesdays** – Card Games & Snacks 9 am  
Contact Shirley 619.659.0562

**3<sup>rd</sup> Tuesday** – Book Club – 6:15 pm

**4<sup>th</sup> Tuesday** – Open Board Meeting – 7:00 pm

**3<sup>rd</sup> Wed** – Greater Alpine Fire Safe Council – 6 pm

**3<sup>rd</sup> Friday** – Game Night – 6:30 p.m.

Contact Kathie 619.445.1174

★★

★ **Crown Hills Homeowners Association Star** ★

★ This month's "STAR" is Frank LoCicero. Frank has ★

★ been the Chair of the Architectural Committee for ★

★ many years. He is stepping down as chair, but will ★

★ remain on the committee as a consultant. We will ★

★ miss him very much as he spent countless hours ★

★ approving forms and checking work. His turn-a- ★

★ round was usually 24 to 48 hours. His assistance to ★

★ homeowners has been invaluable. If he could help ★

★ you in any way, Frank was there. Thank you, Frank. ★

★★