

Crown Hills News July 2014

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Board of Directors

PresidentJudy Watson

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> Treasurer Jeff Soto

Member-at-Large Shirley Green

Crown Hills Community Office

1821 Victoria Park Terrace Alpine, CA 91901 www.crownhills.org 619.659.3520 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 8181 Mission Gorge Rd, Ste. E San Diego, CA 92120 619.229.0044 www.phoac.com

Next Board Meeting

Tuesday, July 22, 2014 at 7 p.m.

Crown Hills Clubhouse

Well Project Update

Steps for Well Project

Letter out to all homeowners (30 days to return vote) Town Hall meeting Tally votes

Need 51% of homeowners to approve expenditure

If expenditure is approved

Drill committee meets to review bids
Drill Committee submits recommendation for approval
Construct the water distribution system
Please watch for the letter with the details of this project!

Timeline

July 10, 2014 July 15, 2014 August 10, 2014

mid August August 26, 2014 September

Happy 4th of July

HOA Elections are coming!

If you have recently made changes to your contact information, please, make sure to let the office know. Lots of owners are changing to cell phones only. Make sure we have your new phone number. Thank you.



The Crown Hills Question

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

Respond on the "Contact Us" area on our website at <u>www.crownhills.org</u>. Answers will be posted next month. Thank you.

Answers to last month's question: What was the best Mother or Father's Day gift ever?

- Just having my Dad home with us.
- Homemade Father's Day card.
- Anything my kids make themselves for me.
- Hugs and kisses and just being together.
- A written tribute to me from my kids, framed.

Office Hours Change

Please note

Thursday office hours have changed to **10:30 a.m. to 7 p.m.** during Daylight Savings time.

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From the Office Administrator

Reminders

Clubhouse Rental

You receive a ring of keys which includes a fob to open the clubhouse. 2 small keys one to open the cleaning cupboard and one the electronics cupboard. There is also a "fireplace key" to turn on the gas fireplace, but you must bring your own lighter. The fob allows entry to the clubhouse door adjacent to the office door. The fob you receive is for the day you rent the clubhouse. It only works on that day and on only one door. Thank you.

Be a Good Neighbor

Traffic and parking are problems on our streets. When entering and parking on our private roads, please keep good manners in mind. Obey the speed limits and watch out for children playing. If you have space to park in your driveway, use it. If you must park on the street, follow the CCR's, sect. 11. Guest parking is for guests only! Be open to the needs of your neighbors and try to help out if they tell you about a particular issue. Help keep all our residents safe. Thank you.

Exercise Room Cleaning

Please leave the exercise room when the room is scheduled for cleaning, Please schedule your exercise before or after this time. Machines being used during this time do not get cleaned nor does the area around it. Thank you.

Barking Dogs

We have had calls about dogs barking. Please make sure your dog is properly taken care of. If you are being plagued by a constantly barking dog, please go to the San Diego County website for Noise Abatement to learn how to report it.

July 20th National Lollipop Day!

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

- 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

In Memory

Tom Stevenson, A shining star, one of the members of the exclusive Crown Hills Community, passed away suddenly on July 19, 2014. Marnelle Leathers Stevenson, Tom's wife of 40 years, would like to report the 53 weeks the two of them spent at their home on Columbine Drive, were the happiest ever. Tom arose every morning, looked out all of the windows, walked around the patio and garden and never failed to comment on how much he loved this home. They felt so fortunate to be living in such a lovely, well kept environment and marveled that they were the lucky folks who were able to successfully complete the purchase. Marnelle and her family thank you all for being wonderful neighbors. A Celebration of Life will be held on July 11. 2014, between 11:00 and 1:00, at the Clubhouse. Any neighbors would be welcome to stop by.

A Big Thank you to the staple and paper clip removal squad: Louise, Kathie, Beverly and Shirley! Our Unit files are now ready for scanning. Great job!

Congratulations

Lisa Ruiz, daughter of Crown Hills residents Jim and Dreama Brown, recently completed the Rock n' Roll Half Marathon in San Diego. Wear that medal and congratulations on your 13.1 mi. run, Lisa!

For **Free Chipping** information contact www.greateralpinefsc.org or info@greateralpinefsc.org or call: 619.244.6093

Free – 1 Quart paint for original Scheme #4 fascia – Dunn Edwards. Purchased May, 2014. Call 659.1378

Happy National Blueberry, Hot Dog and Ice Cream Month

***** Crown Hills Homeowners Association Star Casey Myers is the Star of the Month! He has spent a lot of time helping the HOA. He serves on the Landscape Committee, helped with the well drilling research. Thank you Casey for making the Landscape report template and all the other time you have donated assisting the HOA. We really appreciate homeowners like you who make our community a better place to

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Board Minutes Summary - June 24, 2014

Homeowner's Forum

- > Owner commended PHOAC and the Board's Treasurer for a great audit.
- > Owner suggested selling extra tables and chairs of HOA at garage sale.
- Owner wanted an update on homeowner suspected of conducting a business out of their home. The Board gave an update on procedures. Owner asked about hiring an investigator. Porter said all complaints must be submitted in writing for documentation purposes.

Manager's Report

- > Accounts receivable amounts are steadily going down. January was \$19,000 and as of today down to \$13,388.
- Porter discussed a plan for funding road repairs which will cost an estimated one million dollars. If repairs are extended over four or five years, this estimate would increase considerably. To save money and not increase homeowner dues, Porter suggested borrowing the funds and pay for the loan with the savings provided by the well. Soto agreed it was the best way to have the roads done in a timely fashion. Loan interest rates are still historically low.

Treasurer's Report

As of May 31, 2014: Total assets are \$793,210.87 comprised of \$61,585.78 in checking, \$717,509.36 in reserves, \$13,615.73 in accounts receivable. Monthly income \$58,847.29, monthly expenses \$46,143.56 and a reserve allocation of \$10,752.47 resulting in net operation income of \$1,951.26. Annual income \$292,850.78, annual expenses \$192,917.55, and reserve allocations \$55,052.06 resulting in net operating income of \$44,881.17.

Committee Reports

Architectural - Frank reported committee has been busy. Wood patio covers are coming down and being replaced with aluminum.

Fire Safe and Disaster - Marci Berry has resigned, John Slatinsky has offered to serve in her place until a replacement can be found. John has already walked the property and determined we are in very good shape. He will be addressing any problem areas in the near future.

Landscaping – Pam reported landscape walk throughs are working. The green belts are looking much better. Pam thanked Jane for doing a great job and noted Hook, Colton, and Casey are checking the entire irrigation system. Jane also reported the Fire Marshall said it is OK to use mulch in the interior of the complex.

Water Conservation - Water usage is down for the first 4 months of the year. Water expense is down \$8,000 and will be at least 3 times more if our well is fully functional. Colton and Casey are being trained to operate the irrigation system.

RV Storage - John reported committee working on replacing 3 more lights in the RV lot.

Old Business

Clubhouse Area Security – The system installation should be finished the end of this week or beginning of next.

Well Drilling – The Association received 2 proposals for installation of the water distribution system. The Board, being comfortable with the cost estimates instructed Porter to prepare the Capital Expenditure voting package for their review. If all goes as planned a "Town Hall" meeting will be scheduled for mid-July.

Re-pavement Project – Asphalt assessment recommendations are to remove all asphalt, compact base properly, and install new asphalt.

Library status - Another sampling of homeowner library use needs will be conducted. The question will be placed in the July newsletter.

New Business

Appointment of Inspectors of Election – The Board approved three volunteers to serve as the inspectors for the 2014 elections.