



# Crown Hills News July 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  
8181 Mission Gorge Rd, Ste. E  
San Diego, CA 92120  
619.229.0044  
[www.phoac.com](http://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 4<sup>th</sup> 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 [www.crownhills.org](http://www.crownhills.org).  
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.



## 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.

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