

Crown Hills News July 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

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

office@crownhillshoa.sdcoxmail.com

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.

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 28, 2015 at 7 p.m.

Crown Hills Clubhouse

President's Message

Now that the well project is completed, a total of \$8,050 was saved this past month in water and electrical usage. Casey Meyers was able to get our community an agricultural rate for electricity. This reduces our rate per kilowatt hour from \$0.15 to \$0.05.

The Board approved a contract with AG Pest to do a second round of deep watering and fertilizing of the cedar trees along Victoria Terrace. The proposal to build a retaining wall on the South side of the well was tabled until the next budgeting year along with the landscaping for this area.

We have begun working on the roads as promised. As a first step, the Board hired AMC Asphalt Management to provide a site inspection of all of our roads. Monty Wilde, an independent contractor, will present a written report to the Board of his findings. The Road Committee will meet with the Board to provide input concerning the recommendations provided by AMC. I believe we will move quickly forward with this project once we receive the AMC report and do a cost saving analysis of the well.

Our community pool gets a great amount of use. To provide a better pool experience, the Board approved replacing the jet pump and light for the spa. We will also have the light bulb replaced in the pool as well as the timer system for the pool area. Please remember to close the pool gate upon exiting the pool area. Please do not prop the gate open or let others in who do not have FOBS. Your cooperation is greatly appreciated.

The Board approved the Well Administration and Operations Committee as a Board committee. Colton Gustafson will be the chair. The election inspectors were approved. They are Marcie Berry, Pam Whitfield, Bob Massey, Carolyn Jamison and Neil Jamison . Thank you for volunteering to serve on the very important committee.

See new office hours below.

We have three Board positions open this election. You will receive the nominating information shortly. I encourage you to run for one of the three positions. You will find this experience very rewarding as well as important for our community.

Have a wonderful month of July and be safe during the 4th of July holiday.

Thank you again for all of your support.

~Respectfully, John Slatinsky

Office Hours Change Effective Immediately 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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From the Office Administrator Reminder

Improvements to your Home

Many owners are putting in new water conservation landscape, satellites and other improvements to their properties. We want to remind you an HOA approval is needed for any type of change outside your home. As stated in our CC&R's:

Section 5.3 - Approval of Plans. The installation, construction, alteration, addition, modification decoration, redecoration, or reconstruction of any structural improvement in the Project which is visible from other Lots or Common Lots, including, roof and exterior siding, garage, driveway and major landscape work, shall not be commenced or maintained until the plans therefore have been approved by the Architectural Committee.

Section 11.9 - Antennae and Other Roof Structures. No video or television antennas, including satellite dishes, are permitted unless the device has a diameter or diagonal measurement of one meter (39.37") or less. Attic ventilators and solar panels which are architecturally treated in conformity with guidelines contained in the Architectural Standards and which have been approved by the Architectural Committee shall be permitted.

As stated in our Architectural & Landscape Standards: Section 8.2 (d) last paragraph. Location of satellite dish installations must be approved by the ARC and, in the absence of technical requirements to the contrary, the rear of the house will be the preferred location.

We Need You!

Take a moment and consider joining the great group of Board Members when you receive your mailing for the election. It takes good people like you to step up and become a Board Member. It takes many people helping to make Crown Hills a great place to live. We have one more major project to complete with our roads. Please consider joining a great team and run for the Board of Directors. Thank you.

Pool Area

When opening the pool gate, please give the mechanism a few seconds to work, and then pull the gate open. **DO NOT** use the fob and pull the gate all at the same time. Thank you.

While in the pool area, we ask you to deposit your trash in the trash receptacles. On the weekends there are replacement bags provided. Let's keep our beautiful pool area clean all year long. Thank you.

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.

Free Classes

AED (Automated External Defibrillator) Classes are coming! Watch here in our newsletter for the next FREE class!

Exercise Room Cleaning

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

New Book

Crown Hills resident, R. Andrew Johnson, published his first novel on Amazon.com, *My Trip to the A&P: A Timeless Tale*, on May 26, 2015. His author page can be found by going to Amazon and typing in the title or using this web link http://amazon.com/dp/B00YDHS7EW. Once there, you can check out his novel. There's a story blurb, his bio, and a "Look Inside."

Moving Sale

Crown Hills Resident – Home and garden, art items, including Raku Pottery & more. Call evenings. 6 p.m. – 10 p.m. 619.659.0593



July 29th National Lasagna Day

July 16th Fresh Spinach Day

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Board Minutes Summary - June 23, 2015

Financial Report

The Board reviewed the report for period ending 5/31/15. The Operation Account balance is \$45,368.89, the Reserve Account balance is \$825,331.89 and the Accounts Receivable balance is \$13,140.13. Pre-paid Income totaled \$20,286.97. Monthly Income was \$57,610.00 with expenses of \$66,133.00 for net of (-\$8,523.00). A motion was made, seconded and carried to approve the Financial Report pending independent financial audit.

Presidents Report

The President reported the well is up and running to the satisfaction of the Board and Committee. A new Landscape Supervisor has been assigned to the Community. There are new office hours posted on the office bulletin board.

Committee Reports

Landscaping - Whitfield presented an action list of open or pending landscape items requested to be addressed from the landscaper. Funding for landscaping around the well area and equipment will be available in the next budget.

Water Usage/Conservation and Well - Hook reported water usage is running above last year's numbers to date but will begin to decrease now that the well water is being used for irrigation.

Well - Myers reported the well is running optimally with most issues addressed. A well operation/management committee will be established.

Safety Day - All Volunteers who assisted with coordinating the event were thanked for their time and efforts. Notices will be posted further in advance for next year.

Unfinished Business

Well Area Fencing - Canyon Fence completed the installation of a new black iron fence around the well and equipment area.

Cedar Tree Treatment - A motion was made, seconded and carried to approve a second phase of deep root feeding.

New Business

Community Asphalt Repair/Replacement - The Board reviewed a proposal from Asphalt Management & Consulting (AMC) to provide detailed written work specifications of all needed community asphalt repairs and replacements. A motion was made, seconded and carried to approve the site inspection.

Pool/Spa Maintenance Proposals - After review and discussion, a motion was made, seconded and carried to approve a replacement of the jet pump and light in the spa, and the timer systems for all three bodies of water.

Well Committee Appointment - Upon a motion made, seconded and carried, the Board has approved the appointment of Jim Hook, Casey Myers, Bob Massey and Kolton Gustafson as members of the Well Operations and Management Committee.

2015 Annual Meeting of Members & Election - The Association's Annual Meeting & Election is scheduled for Tuesday September 22, 2015 at 7:00 p.m. There are three (3) Board Seats up for election. The three candidates receiving the most votes will each serve a two year term. The approved Inspectors of Elections are Marcie Berry, Pam Whitfield, Bob Massey, Carolyn Jamison and Neil Jamison.

Adjournment

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

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This month star is Pam Whitfield, Landscape Committee Chair. Pam has been leading the

committee through many important changes in our

community. Not only has she been able to help with the beautification of our common areas, she has

the beautification of our common areas, she has the helped coordinate the many changes in water usage

★ and plant design. She has volunteered numerous

years for the Board elections. With people like Pam

working for the community, we can't help but be one of

the best and prettiest neighborhoods around.

Bouquets to Pam and a big THANK YOU!