



Crown Hills News June 2017

In This Issue

- Message from Board1
- From the Office2
- Important Dates2
- Minutes Summary3
- Homeowners' Services4

Board of Directors

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Tito Cruz

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Secretary

Cathy Santangelo

Chief Financial Officer

Casey Myers

Member-at-Large

Ron Torres

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

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

Crown Hills Clubhouse

Tuesday, June 27th, 2017

at 6:30 p.m.

President's Message

I would like to personally thank a couple of neighbors for their quick response to a broken pipe several days ago. "Andy" and "Jim" recently responded to a report of water running after hours. When I met up with them that night, they were able to shut off the main valve supplying water to the broken 4-inch irrigation pipe. Due to the residual water in the piping system, it still took a while before it stopped leaking. Again, thank you and well done neighbors!!

Please be extremely careful when opening email from any strange addresses. Including ones that may look official, as in the case with "USAA Claims". They look convincing. Please do not open email attachments you are not sure of. It could be a malicious item which can destroy your files and/or damage your computer. Simply delete the emails without opening them.

We just had another incident of the pool gate being propped open. It is never okay to prop the gate open. This is a state law. An open gate could get Crown Hills fined or result in possible pool closure. If you reserve the Clubhouse for a party, you must keep your party in the Clubhouse. All Members are limited to 6 guests in the pool area. Having a reservation for the Clubhouse does not permit you or your guests to use the pool with you or to have your party at the pool. The pool area cannot be reserved for parties.

Our gym equipment technician has been asked to assess the condition of the newly upholstered parts of our equipment that have been tearing prematurely. Please remember Members are ultimately responsible for any guests they allow to access the gym. Any misuse resulting in damage will be billed to the member. We have a camera recording the gym area at all times.

Snapdragon Erosion Update. Repairs are scheduled to begin June 12th.

To all Dads in Crown Hills, have a Happy Father's Day!

Sincerely,
Tito Cruz



Happy
FATHER'S
DAY



Congratulations
Class
of
2017

classroomclipart.com
<http://www.classroomclipart.com>

Pool Etiquette

There have been several members not following the pool rules lately. Members can be fined and even have their privileges revoked for not following the rules. Please obey the pool rules for everyone's safety and the maintenance of the community.

The Pool Rules (abbreviated)

1. The pool gate must be locked at all times, propping the gate open is strictly prohibited.
2. Children under the age of 14 years may not use the pool or spa unless under adult supervision.
3. Persons who are not toilet-trained may not use the pool or spa. Wader pool is allowed.
4. Proper swimming attire is required.
5. Pets are not allowed in the pool area. Service dogs are not considered pets.
6. Alcoholic beverages are prohibited.
7. All food and beverage must be stored in unbreakable containers (NO GLASS).
8. Members may not have more than 6 guests
9. Members are responsible for their guests and must be with their guests during pool/spa use.
10. Running and diving is prohibited.
11. Smoking is prohibited.
12. You must be over 4' 6" tall to be in the spa.
13. Spa water temperature maximum is 104 degrees, Limit spa use to 15 minutes at a time.
14. Persons with cuts, open sores or a contagious disease are not allowed in the pool/spa.
15. All persons in the Community Center will conduct themselves in a responsible, restrained manner. Excessive noise, rowdiness, fighting, vandalism, littering and other disruptive or undesirable behavior is prohibited.

If you anticipate an unusually large amount of trash, please bring a bag and take your trash home. This is especially helpful on weekends when no one is in the pool area to remove excessive trash.

Life Saving equipment is in place at the pool for emergencies only.

Month Clubhouse Activities

Mondays - Alpine Choral Rehearsal 7-9 pm

Wednesdays - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562

6/21 Wed. - Alpine Fire Safe Council 7:00 pm

6/19 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

6/26 Tue. - Board of Directors Meeting 6:30 pm

Asphalt Maintenance

Cracks and other blemishes in the asphalt will be sealed in the next few months and the roads will be sealed before October. Keep a look out for updates on days and times of possible detours or road closures while the roads are maintained.

Contact Information

Is your information up to date with the HOA? Please be sure your contact information is current. It is also a good idea to have an emergency contact on file.

Trash in Cans Only

Please do not put out any extra trash/recycle items in addition to your containers. Republic Services is contracted only to collect what is in the containers. Please break down boxes and put all trash bags inside your containers.

No Paws on Hot Pavement

Is the pavement safe for your dog to walk on? Take off your shoe and try to stand on the pavement for 10 seconds. If it's too hot for you, it's too hot for your pet.



Parking in Crown Hills

The roads within Crown Hills are not very wide, please do not park your vehicle on the road for extended periods of time. If you have a guest over, please ensure they are parking in your driveway or in designated Guest Parking.

No Solicitors

Soliciting is not allowed in Crown Hills and there are new signs up to inform solicitors of this but they still sometimes break the rules and knock on doors anyways. If someone is breaking the rules, then the Sheriff's Department encourages you to report them and will stop the activity whenever possible. Please call 858.565.5200 and let them know. The Sheriffs want you to know solicitors are required to obtain a Police Registration Card and it MUST be displayed on the front of their person. If you notice that they do not have a permit, they are doing business illegally and need to be reported right away.

Address Change for Mailing Dues

Please mail your monthly coupon and payment to:

Professional HOA Consultants, Inc.
Processing Center
P.O. Box 93153
Las Vegas, NV 89193-3153

Board Minutes Summary - May 23, 2017

Open Forum

Members' present expressed concerns and discussed trash truck leakage, landscape issues, school bus pickup and general violation matters.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

The Operating Account balance is \$52,380.60. The total Reserve Account balance is \$630,708.22. The balance on the asphalt loan is \$192,956.88. The Accounts Receivable balance is \$11,428.31. Monthly Income was \$60,214.00 with expenses of \$53,063.00. Total assets as of March 31, 2017 is \$695,488.88.

Landscape Committee - An inspection was conducted on 5/11/2017 with Management, Committee Members and the Landscape Supervisor. No further action was taken or needed at this time.

Rules & Regulations/Governing Documents - A motion was made to amend the name and duty of the Rules & Regulations Review Committee to be the Governing Documents Committee and shall encompass review of the current CC&R's and By-Laws of the Association to verify that all current and pending rule amendments conform to the current Governing Documents. Board Member Cathy Santangelo shall act as the Board liaison to the Committee. The Committee shall meet at least every 30 days as needed until the proposed updated documents are ready for board review and shall keep minutes of such meetings. The Committee shall provide an update at each scheduled open session board meeting. The board thanked the Members for volunteering.

Unfinished Business

Access Control System - Security 101 has completed the removal of the old system wiring and equipment and replaced with correct wiring and equipment. The pool gate will be maintained to function properly.

New Business

Annual Meeting - The Association's Annual Meeting of Members and Election is scheduled for September 26, 2017. The Meeting will be held at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. The purpose of this meeting will be to elect three (3) Members to the Board of Directors. The three (3) Members elected shall serve for terms of two (2) years.

Eroded Slope - A main irrigation line broke at the top of a slope behind 2002 Snapdragon Lane causing extensive erosion to the sloped hillside. It was determined that repairs are not covered under the Association's master insurance policy. The Board reviewed proposals to prepare the area for installing 100 cubic yards of soil and compacting the hillside to match original existing grade. DB Engineering was selected to complete this work.

Drought Update - Following unprecedented water conservation and plentiful winter rain and snow, Governor Brown on 4/7/2017 ended the drought state of emergency in most of California. Water reporting requirements and prohibitions on wasteful practices will remain in effect.

Hot Topic - Reporting Common Area Emergencies

If you spot something wrong in the common area of Crown Hills that could be dangerous or potentially damage property, please report the problem to the onsite office immediately, 619.659.3520.
After hours, please report HOA related emergencies by calling 619.229.0044 x 14

Examples of HOA emergencies include irrigation/water leaks, unsecure/damaged facilities, fallen tree in road or the pool leaking are some reasons you may need to call.

COME CELEBRATE WITH US

Alpine 4th of July Parade & Carnival

10am Tuesday, July 4th, 2017

The parade will be stepping off from West Victoria at 10am and proceed down Alpine Boulevard to the Alpine Community Center. The carnival will be held right after the parade in the Alpine Community Center Park.

**GAMES, PETTING ZOO,
BOUNCE HOUSE, FAMILY FUN!**



ALPINE KNIGHTS of COLUMBUS



The Alpine Outlaws

LIVE MUSIC by
DANNIE MARIE



Parade Entry, Sponsorships, Vendor Booths and Game Booths forms may be obtained at Alpine Community Center and Alpine Chamber of Commerce, or call Pene Manale at 619-659-8727. You may also get forms from the web site: www.alpinekiwanis.com/events



Kiwanis
CLUB OF ALPINE

