

Crown Hills News June 2014

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Board of Directors

PresidentJudy 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 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, June 24, 2014 at 7 p.m. Crown Hills Clubhouse

Well Project Update

The latest test results have come in. The well is capable of delivering 22 to 30 gallons a minute. This is enough to cover approximately 85% of our needs for the landscaping. Proposals for the water distribution system are expected to be in by June 11, 2014. After proposals are submitted the Well Drilling Committee will meet. Shortly after the meeting, a town hall meeting will be held so all homeowners may discuss and review the details of the project.

Happy Father's Day

Asphalt Replacement Project

Three asphalt companies have presented bids for the repair of our streets. Two different ideas have been presented. One is to completely replace the asphalt. Another is to repair and resurface them. The Board agreed Porter should seek at least one more opinion on how best to address the asphalt project. Options of how to pay for the streets ranged from splitting up the job over four years, another was to borrow money and have them completed all at once, another was to have a special assessment and do them all at once. Consideration needs to be made concerning how successful the well project is.

Congratulations Grads!

The Crown Hills Question

What was the best Mother or Father's Day gift ever?

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:
Would you use the Crown Hills library on the weekend?

Yes-4 No-4

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

Clubhouse Use Rules

If you are renting the clubhouse, please take the time to read the contract. There have been questions regarding bubbles, confetti etc. These rules are not meant to restrict the enjoyment of your occasion, but to ensure the safety of all the guests and owners of Crown Hills. We want to make sure to have a safe environment for everyone of all ages and therefore creating a very enjoyable experience. Thank you.

Fire Safe

There is a booklet in the office regarding keeping Crown Hills fire safe. We will need volunteers for the Fire Safe Council for Crown Hills so we don't lose our funding from the council. Anyone interested please call the office.

Burn Institute

Please check in the office for resources or call The Burn Institute for information on Free smoke alarm replacement, battery replacement with 10 year lithium batteries, installing new smoke alarms, inspecting existing ones. If you are 62 years or older and own your home you may qualify .858.541.2277 www.burninstitute.org

Homeowner Tip

Recently a homeowner who originally purchased Milgard Windows called them because a window was leaking. They replaced the lifetime warranted window, but stated shaded tint film had been put on the inside of the other windows which renders the warrantee null and void. The tint has to be applied to the outside of the window because applying it to the inside creates an unnatural heat which can cause the window to fail. Just for your information.

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

3rd Wed — 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

Registrar of Voters

By having our facility as a poll site for the June 3, 2014 Gubernatorial Primary Election, we are not only providing a civic service, but also facilitating and promoting the democratic process. The Office of the County of San Diego Registrar of Voters is grateful for our selfless contribution and wishes us all the best. They have presented us with a Certificate of Appreciation signed by L. Michael Vu. Any Crown Hills owner who would like to view the certificate can do so in the office.

Thank you

Thanks to all Crown Hills Residents for parking at the end of the parking lot during the voting on June 3rd. I noticed everyone making a huge effort to leave the front parking spots for the voters. Crown Hills Homeowners are the very best!

Arborist

The Fire Safe Council would like to invite you to an evening talk with an Arborist on Thursday, June 19th, at 7 p.m. in the Crown Hills Clubhouse. All are welcome.

Alpine History Day Celebration

2116 Tavern Rd. on June 7th from 11 a.m. to 2 p.m. See a western skit, beekeeper's presentation, buggy restoration work in progress, live music, tour pioneer homes, and see antique cars.

For more information:

info@alpinehistor.org or visit their website at www.alpinehistory.org

For Sale

Small doggie door for sliding door screen to a sliding glass door. 7" x 11" is the in and out opening. Over all 11 3/4 "wide x 6'8" tall. \$25 for info call Frank 619.445.5668

Crown Hills Homeowners Association Star Our Star this month is Greg Shue. Ever since Greg has taken over the newsletter delivery, rain or shine, in wind and without fail the news is delivered. Occasionally we ask him to stuff the letter before delivery. He has arranged to pick it up from the printer, so the homeowners receive it sooner. In the spirit of our own Pony Express riders, Greg sees the news delivered. We salute you Greg for your gallant effort. ****

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Board Minutes Summary - May 27, 2014

Homeowner's Forum

Questions were asked about cement, wood gates, homecare, violation process, rules and violation enforcement. Concerns were voiced about pit bulls in community, placement of well storage tanks, and lawns receiving violations during heat and drought.

Manager's Report

- > The renovation of the office is about 75% complete.
- Association progress

September 1, 2011 April 30, 2014
Total Assets \$523,470 \$797,745
Operating Fund \$-2,081 \$62,071
Reserves \$496,296 \$721,284
Accounts Receivable \$28,755 \$14,040

Receivables peaked in February, 2012 at \$33,900. Violations have decreased. Many improvements have been made and owners are better informed.

President's Report

- > The Board is still working on issues brought up by homeowners. California Civil Code supersedes the CC&R's, but the Board is researching other avenues to address the problem.
- > Doggie stations have been ordered for placement in the area to the south of Victoria Park Terrace and in most needy areas according to the landscapers.

Treasurer's Report

- > Jeff Soto recommended accepting the Merrill Lynch recommendations. Motion carried.
- > Jeff Soto recommended approval of the yearend audit report. Motion carried.

Committee Reports

Architectural – Frank reported activity has been slow, today 4 new requests were submitted.

Fire Safe and Disaster – Marci reported the committee meets every 3rd Wednesday.

Landscaping – Pam reported the committee continues to work with landscapers, reporting issues and working on projects. The Committee recommended the Board approve \$700 for 2 truckloads of mulch around the clubhouse to enhance the area most visible to owners and guests, left over material to be used in the boulder green belt. An owner asked if the Fire Department recommendation is not to use bark or mulch in landscaping projects. The Committee will investigate the Fire Department recommendations. This issue was tabled until more information is known.

RV Storage – John reported 5 RV slots are available.

Old Business

Clubhouse Area Security – The installation will begin the end of this week or beginning of next.

Well Drilling – Casey put together an RFP for the water distribution system. Bids will be open until June11, 2014. After the Well Drilling Committee reviews the information, there will be a "Town Hall" meeting to discuss and review the details of the project so owners can remain informed about the progress of the project and to ask questions.

Tree Trimming – A motion was proposed to accept the tree trimming contract. Motion carried. Watson will be working with Tarzan Tree Service to complete additional work including removal of additional dead or dying trees.

Asphalt Replacement Project – Asphalt assessment was obtained and passed around. The Board asked that one more opinion about how to address the project should be sought.

New Business

Commission of the Nominating Committee – Motion proposed to ratify Tom Smith as the head of the Nominating Committee. Motion carried.

Library Access – Porter suggested changing the entry to the library by installing a door located in the restroom hallway instead of relocating the library to cut costs.