



# Crown Hills News June 2014

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### Board of Directors

**President**  
Judy Watson

**Vice President**  
Tito Cruz

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Michael Beraud

**Treasurer**  
Jeff Soto

**Member-at-Large**  
Shirley Green

### Crown Hills Community Office

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619.659.3520  
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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, 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 [www.crownhills.org](http://www.crownhills.org).  
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.



**Flag Day,  
Saturday,  
June 14th**



## 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 June 11, 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.

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