



Crown Hills News March 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. - 5:00 p.m. Tues 12:00 p.m. - 5:00 p.m. Wed 8:30 a.m. - 3:00 p.m. Thurs 8:30 a.m. - 5:00 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, March 24, 2015 at 7 p.m.

Crown Hills Clubhouse

President's Message

February was a very productive month with many activities taking place. The Landscape Committee is actively replanting the office area and the well project is scheduled to be completed March 13th. A new contract was signed with our management company Professional HOA Consultants. The Board approved an intruder alarm for the office area as well as selecting Accutech Engineering to complete phase 1 of the RV garage repairs. March 6th is an important date for the groundbreaking of the new Alpine Public Library everyone in the community is invited.

There were concerns raised when I read a statement about the Homeowners Forum. I would like to clarify the Governing Rules. The Homeowners Forum is the time when Homeowners have the right to bring up any topic or comment on any issues related to the association. (Civil Code 4930a). The Board or their agent may not discuss any item NOT on the agenda. The exceptions are to briefly respond to the speaker and to ask for clarification on topics posed by a member. If necessary the Board may invite member's comments on a topic. This is at the discretion of the Board. Please remember these are the rules for Homeowners Forum as stipulated in the Davis-Sterling Act which governs how Homeowners Associations must conduct meetings.

The Board is committed to working very hard to complete current HOA projects. On behalf of the entire Board I want to express our appreciation and support of our members.

~Respectfully, John Slatinsky







Happy



St. Patrick's Day

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From the Office Administrator

Thanks for the Response

We had several people volunteer to help with the Architectural Committee and Violations Committee and we want to thank them for coming forward to offer their services to the HOA. The results of their appointments will be published in the next newsletter, after confirmation by the HOA Board of Directors.

We still need helpers to fill in when committee members have to take time off. Please let us know if you are interested in helping with the many aspects of our HOA. We welcome all who wish to come and serve to make the HOA a better place for all.

In an emergency...

When you have an emergency or see something going on needing to be handled by law enforcement, **follow these two steps**:

- 1. Call the Sheriff's office. 619.659.2600
- 2. After the Sheriff has been notified, report it to the office, 619.659.3590

The Sheriff needs to hear from the person who is witnessing the occurrence. They will not send an officer to check if the report is second hand. Even if you think you don't want to bother the Sheriff, call them anyway. Why? Because they may be working on similar cases in the area and what you report may just be the piece they need to complete the whole picture. Thank you.



Don't forget the semi-annual garage sale on March 14, 2015 from 8 a.m. to 2 p.m. You may set out sale items in your driveway. No items on the street please. Be sure to have your driveway cleared by 3 pm. It's a great opportunity to find your pot of gold... Good Luck!

Spring Word Scramble – (answers next column)

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Chipping Program

We have good news about our Chipping Program! We are encouraging anyone interested to take advantage of our program within the next couple of months since we can't control whether or not our promised funding will be forthcoming. Please check our website www.greateralpinefsc.org

Dennis Larsen, Volunteer/Chipping Mgr <u>chipping@greateralpinefsc.org</u> and **Bob Garcia**, Greater Alpine Fire Safe Council, Chipping Team Volunteer/Registrations 619.244.6093



Pool News

The pool will be heated on April 1st. The umbrellas and lounges will be brought out then. Please review the pool rules and help make this season enjoyable for everyone. Thank you.

Alpine Sheriff's Department Coffee

When: Saturday, March 21, 2015 at 9:00 a.m.Where: Alpine Sheriff's Station 2757 Alpine Blvd.What: Meet staff from the Alpine Station, discuss public safety issues in the community.

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Board Minutes Summary - February 24, 2015

Manager's Report

Joe Apparito, Vice President of PHOAC will be taking over management duties from Wes Porter. Porter will continue to be involved with the road restoration project.

President's Report

- √ Two trees, which fell during the Santa Ana winds, were removed.
- ✓ Brow ditches need repairs. Homeowners who are diverting runoff to them will be asked to stop.
- ✓ The Board filled the vacant chair position for the architectural committee.
- ✓ Becky Schooler is updating the HOA Procedural Manual.
- ✓ Information concerning house address sign changes in conjunction with SDG&E Powerlink Grants are available in the office.

Chief Financial Officer's Report

The summary of the Association's financial position as of January 31, 2015 has total Assets of \$877,469.37, Liabilities totaling \$29,419.14, and Owners Equity totaling \$848,050.23. The well project will be funded with operating budget. The well expense will skew the income statement for the first part of the year and will be monitored through mid-year.

Committee Reports

Architectural - Slatinski gave the report of 50 projects currently in progress. Pat Bowles, who has previously served on the committee, has volunteered to be the new chair.

Landscape - Duggan reported the committee is going forward with the landscaping around the office. Gopher control in some areas is better.

Water Usage – Hook reported the association has saved over \$1,000 this year with the new irrigation heads. Jim will monitor water shut off during rain. He stated the well project should be completed by March 13, 2015.

RV Storage - Hayes reported he has 4 small RV spaces for rent.

Alpine Revitalization - Green reported the new Alpine Library will break ground on March 6th, 2015. It was noted \$42,000,000 has been set aside by the courts to build Alpine High School and another \$28,000,000 is owed to Alpine by the Grossmont School District.

Old Business

Intruder Alarm – The Board voted unanimously to install an alarm to protect the office.

Tree Trimming – Myers would like more bids on the immediate tree trimming and removal. He will be meeting with several companies to work on a master plan.

New Business

RV Garage Engineering Proposal – The Board voted unanimously to approve the first step in determining the issue with the garage.

Clubhouse Plumbing Proposal – The Board voted unanimously

Cedar Tree Treatment Proposal – No infestation or disease was found in the trees.

PHOAC, Inc. Contract – The Board voted unanimously to approve the contract with amendments.

Allied Waste Proposal – The Board voted unanimously to approve the refuse contract at \$17.

Insurance Proposal – The Board approved the insurance contract with the provision that we look for alternative bids for better pricing. ***********

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

2nd Thursday – Book Club – 6:30 pm

3rd Friday – Game Night – 6:30 p.m.

Contact Kathie 619.445.1174

Crown Hills Homeowners Association Star

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This month's Stars are Bob and Tarsi Massey. The Landscape Committee wants to especially thank Bob and Tarsi for helping with the landscaping in Crown Hills. We want to thank them for the hard labor they are providing to 3rd Wed — Greater Alpine Fire Safe Council – 6 pm → make our landscape beautiful. Many jobs they accomplish save the HOA money. We really appreciate our new stars and want you to know what a great job you are doing. Thanks again! *****