



Crown Hills News May 2017

In This Issue

- Message from Board1
- From the Office2
- Important Dates3
- Minutes Summary3
- Homeowners' Services4

Board of Directors

President

Tito Cruz

Vice President

Bob Soto

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, May 23rd, 2017

at 6:30 p.m.

President's Message

Summer is around the corner which means hot days and very dry weather. This is the time of year where everything around us is dry and susceptible to fire. Expect rattlesnakes to freely roam the neighborhood in search of a much cooler place. I would like for everyone to be extremely careful when walking in and around your property and within Crown Hills.

The Eucalyptus tree which was leaning towards a home has been removed. Westwind Landscape offered a steep discount if we scheduled to remove the diseased Sycamore near the Clubhouse at the same time, so it was approved for a total of \$1,700 for both trees and 2 pending stump grindings.

The landscapers have been working diligently on common area landscape maintenance and the improvement is already noticeable. They have almost completed the weed abatement project and are beginning to bring all other areas back to the beautiful look they had a few months ago. They recently completed the approved flower planting around the clubhouse. They are holding off on other projects, until they are caught up on routine maintenance.

The area by the well has been marked with flags to complete the latest beautification project by the Landscape Committee. There will be various drought tolerant trees and bushes planted in the area. Planting is expected to begin the week of May15th.

Residents are getting new coupon books because Professional HOA Consultants, Inc. has changed banks. The amount on the new coupon books reflects only the dues amount, not trash or any storage fees. If you have your bank set up "auto-pay" please change the address (See pg. 3).

Equipment in the gym is being rearranged to provide for easier access by the users. Please continue to report any concerns to the onsite office regarding the equipment function or placement.

Sincerely,
Tito Cruz

Rattlesnakes!

On May 4th, a rattlesnake was removed from the "Triangle" pathway between Lobelia and Columbine. This is the 3rd rattlesnake spotted by the landscapers recently. If you find a rattlesnake, please contact Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake.



Community Pool Damages

Please report any trespassers to the Sheriffs Department. We recently had 6 non-residents enter the pool area and broke furniture. Please let the onsite office manager know if you have any information regarding the incident on 4/19.

Home Remedies to Deter Gophers

Some plant suggestions to deter gophers from moving in to your yard are Euphorbia Lathyris "Gopher Spurge", Daffodil, Castor Bean and Marigolds. Other ideas are to use coffee grounds, dryer sheets and spicy or strong smelling spices. Please be considerate of your neighbors when using anything with a strong smell in your yard.

Lost & Found

Mail box keys are left in boxes all the time. Residents bring them to the office for safe keeping. If you have lost a mail box key, please come by the office to pick them up. Items left in the pool area are kept in the onsite office for short period of time only due to limited space. If you suspect you left something behind while visiting the pool, please check the office to collect your items as soon as possible.

Weeds Update

Thank you for your patience while the landscape team made their way around the property cutting weeds. The outer slope was done first to ensure we are as protected as possible from risk of fires. Any remaining areas are being tended to with urgency.

Clubhouse Reservations

Summer weekends are filling up fast. Please remember that reservation requests are not guaranteed until the Member has submitted the Clubhouse Reservation form and the deposit/rental fee checks to the onsite office and you have received confirmation of the reservation. Please check the calendar at www.crownhills.org for available dates prior to submitting your request.



Architectural Changes

Please remember to get approval prior to making any changes to your property appearance. Changes include removing grass for xeriscape, building a shed, adding a gate, placing pavers or any other change. Members are permitted to maintain existing improvements but any deviations to those improvements require approval prior to changing.

New Office Hours for Crown Hills

Monday	8:30 a.m. – 4:30 p.m.
Tuesday	8:30 a.m. – 4:30 p.m.
Wednesday	8:30 a.m. – 4:30 p.m.
Thursday	8:30 a.m. – 4:30 p.m.
Friday	8:30 a.m. – 12:30 p.m.
Saturday/Sunday	Closed
Closed for lunch 12:30 p.m. - 1:00 p.m.	

Crown Hills Roads

The private roads of Crown Hills are narrow and we need to keep them accessible to emergency responders and other vehicles such as school busses, mail delivery and trash trucks.

Please do not store your vehicle on the street or park directly across from another vehicle.

Temporary on-street parking is permitted under the following guidelines:

Conventional Vehicles - may temporarily be parked on Association streets for the purpose of loading/unloading or for the temporary movement of vehicles in/out of garages between the hours of 5:00 a.m. and midnight only. Vehicles parked on Association streets between the hours of midnight and 5:00 a.m. will be subject to towing.

Commercial Vehicles - temporary parking is permitted only when such vehicles are involved in furnishing commercial services or delivery to the Association or its homeowners. Upon completion of the services or delivery, the "commercial vehicle" shall be removed from Association property.

Motorhomes/Recreational Vehicles - temporary parking in front of the owners residence, for the sole purpose of loading or unloading the unit, is permitted between the hours of 5:00 a.m. and midnight only.



Board Minutes Summary - April 25, 2017

Open Forum

Members' present discussed landscape issues as well as the proposed appointment of a Rules & Regulations Review committee.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

The Operating Account balance is \$57,225.92. The total Reserve Account balance is \$625,355.78. The balance on the asphalt loan is \$196,831.83. The Accounts Receivable balance is \$8,806.04. Monthly Income was \$60,214.00 with expenses of \$53,063.00. Total assets as of March 31, 2017 is \$692,359.49.

Architectural Committee - There were eight (8) new requests approved the period 3/28/2017-4/25/2017.

Landscape Committee - The Board reviewed a proposal from Westwind to install landscape and irrigation to areas behind lots 28 and 29. After further review and discussion it was determined that this work is not needed at this time and there is no funding currently available. The Landscape Committee provided a final plan for the installation of trees and shrubs along Gentian and the well area. After taking into consideration a resident request for some changes to the planting plan, a motion was made, seconded and carried to approve the amended plan as presented. Westwind Landscape will schedule the installation.

Unfinished Business

Access Control System - Security 101 has completed the removal of the old system wiring and equipment and replace with correct wiring and equipment. The pool gate will be repaired immediately.

New Business

Fitness Center Machine Repair Proposal - The Board reviewed and approved a proposal from Fitness Tech to repair 1 treadmill and 1 elliptical machine for a cost of \$869.05.

Appointment of Rules and Regulations Review Committee - Several Members of the Association have volunteered to be part of the Committee to review current rules for needed updating. The following members have been appointed to the Rules & Regulations Review Committee. Diane Altamirano (co-chair), Pam Whitfield (co-chair), Cathy Santangelo (Board liaison) Snake Houghton, Becky Schooler, Bob Massey and Carl Berry. Alternates will be Ann Cole and Tom Richardson. The Committee shall meet at least every 30 days as needed until the proposed updated document is ready for board review. Meeting minutes shall be recorded and presented to the Board. Updates shall be reported at each open session board meeting.

Parking Lot Space Adjustment Proposal - A Member provided the Board with a proposal to change the parking spaces in the community center to have mail pickup only spaces. This item is tabled for further discussion.

California 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.

May Clubhouse Activities

Mondays - Alpine Choral Rehearsal 7-9 pm

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

5/17 Wed. - Alpine Fire Safe Council 7:00 pm

5/19 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

5/23 Tue. - Board of Directors Meeting 6:30 pm

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**