



Crown Hills News November 2017

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Board of Directors

President

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Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Bob Soto

Crown Hills Community Office

1821 Victoria Park Terrace
Alpine, CA 91901
www.crownhills.org

619.659.3520
office@crownhillshoa.sdcocmail.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, Nov 28th, 2017
at 6:30 p.m.

President's Message

Happy November Crown Hills Community. I hope this finds everyone doing wonderfully and you had a safe and happy Halloween full of lots of treats! The fall is one of my favorite times of the year. I love November for so many reasons: the beginning of cool weather; holiday cooking and baking; and seeing all of the fun decorations in our community. Most importantly, all of the occasions to spend time with family and friends. Thanksgiving gives us the opportunity to really share the beauty of this season and to be able to give thanks. I personally am very thankful for so many blessings and wanted to share a few about our community:

- ◆ Tito, thank you for all of your hard work and everything you did last year as our board President. You did an amazing job and I am honored to follow in your footsteps.
- ◆ My fellow board members and Joe and Elizabeth, I look forward to another year working with such an incredible and passionate group who truly love our community and want to protect and improve it.
- ◆ Crown Hills Community, thank you for the pride you take in our community and for providing our board the opportunity to serve you in this coming year. I am so excited to serve as your President and appreciate the confidence that you have in me and our board. Thank you!

So what is happening in our Crown hills community? I wanted to provide you with some insights on some things on which we are currently working:

- ◆ We have decided to postpone the sealing of the roads until next year when the weather will be more favorable.
- ◆ We are working on bids for brush abatement for the upper and lower areas behind homes on Columbine Drive.
- ◆ We have extended the heating of the pool until November 13th per your requests. Time to enjoy some last minute swimming before it is sweater weather!



Friendly reminder that November 5th ends daylight savings time! It will be getting dark earlier so please drive safely on our roads as there are less hours for our kids to enjoy the beauty of the outdoors.

I want to wish you all a very happy Thanksgiving surrounded by friends, family and all those you hold near and dear. I wish you time to reflect on all that you have to be thankful for and the chance to share this gratefulness with those you love.



Sincerely,
Cat Santangelo, President

Pool Heater

The pool heater will be turned off on Nov 13th. The heater will be back on in the spring. The solar heat is always on.

Architectural Application Requests

Friendly reminder when submitting a request for improvement to your property. Please make sure you are approved before any work begins.

Community Volunteers

Community events cannot happen without you! If you enjoy the past years events in Crown Hills and want to see them continue, please consider becoming the Event Coordinator or helper. The community needs volunteers to decorate the clubhouse for Christmas. We need judges for the Annual Christmas Lights Contest. Please consider volunteering your time!

Fruit Trees

Do you have too much fruit growing on your trees and don't know what to do with it? Please feel free to bring some to the onsite office to share with your neighbors.



Clubhouse Parking Lot

We have installed new "No Parking Anytime Signs" in front of the mailboxes in an effort to stop vehicles from stopping in that area when picking up mail. Curb is also painted Red for Fire Lane. Please be respectful and don't park in that area.

Skunks, Raccoons & Rattle Snakes Sightings

Recently the office has received several reports of skunks & raccoons visiting homeowner's back yards. To help deter these uninvited guests, we ask you please not to leave pet food outside overnight as this attracts them. Please be aware of your surroundings due to our weather we have several reports of rattle snake sightings! Be careful!



October Clubhouse Activities

- Mondays** - Alpine Choral Rehearsal 7-9 pm
- Wednesdays** - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562
- Third Wed.** - Alpine Fire Safe Council 7:00 pm
- Third Fri.** - Community Game Night 6:30 pm
Contact Kathi 619.445.1174
- Fourth Tue.** - CHCA Board Meeting 6:30 pm



Crown Hills Holiday Lights Contest December 18th - 21st

3 winners will receive a
\$50 gift card

Every home will get to vote.
Voting details coming in December

Alpine Chorale Christmas Concert

On Dec 8th, Alpine Chorale will host a Christmas concert for all Crown Hills residents to enjoy. There will be free pastries and refreshments for all. Please bring your family and join the fun.

Holiday Hours

Office will be closed:

- ◆ Thanksgiving Holiday - November 23rd & 24th
- ◆ Christmas Holiday - December 25th
- ◆ New Years Holiday - January 1st

Alpine Woman's Club

Alpine Woman's Club Monthly Luncheon Nov. 21st Noon. The Alpine Woman's Club is open to all East County Women. The club is located in the Historic Alpine Town Hall, 2156 Alpine Blvd. After lunch, author Eleanor Garner will discuss her book, "Eleanor's Story: An American GIRL in Hitler's German."

If you are interested in learning more about the club please make a reservation to attend the monthly meeting/luncheon. Please contact Karin Smith karinshouse64@yahoo.com or 619.357.5353. Information about events and programs can also be found on their website at www.alpinewomansclub.org or their Facebook page.

Noise Level Rules - Reminder

CC&R's Section 11.19 - Noise. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance or otherwise interfere with the enjoyment of the other owners.



Meeting Minutes Summary - October 26, 2017

Open Forum

Members present expressed concerns regarding maintenance of the tennis court light poles as well as questions regarding the pending asphalt street sealing schedule and garage door styles. All questions were answered to the satisfaction of the Members present.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

The Operating Account balance is \$23,824. The total Reserve Account balance is \$494,528. The asphalt loan has been paid in full. The Accounts Receivable balance is \$18,701. Monthly Income was \$57,008 with expenses of \$65,748. Total assets as of September 30, 2017 is \$538,025. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Architectural Committee

There were fourteen (14) new requests during the period September 25, 2017 through October 22, 2017. Fourteen (14) requests have been tentatively approved with two (2) requests finalized at this time. Members are reminded that the installation, construction, alteration, addition, modification or reconstruction of any structural improvement in the project which is visible from other lots or the common area shall not be commenced until the plans have been reviewed and approved by the Committee.

Landscape Committee

Community tree trimming and removal specifications are being drafted to obtain competitive proposals for these services in 2018. This item will remain on the agenda.

Brush abatement proposals are being obtained for the canyon area located between Columbine and Larkspur. This area will be scheduled for cleanup and tree trimming or removal.

Governing Documents Committee

A draft of the amended Rules & Regulations has been distributed to the membership for a minimum 30 day review and comment period. Comment period ends November 6, 2017. All comments will be addressed and responded to by the committee. The amended rules may be adopted at the regularly scheduled board meeting on November 28, 2017.

Unfinished Business

The Association is working with Weir Asphalt to schedule the asphalt street sealing throughout the community. Notices will be provided to all residents with additional information and instructions.

New Business

The Board is obtaining competitive proposals to resurface the pool during the off season. This item will remain on the agenda.

Hot Topics - Neighborhood Watch

Holly from the Alpine Sheriff department will be here on November 28th at 6:30 pm in the Clubhouse to talk about the Neighborhood Watch program. Please come and support this cause. It will benefit the entire community. Don't miss this important meeting be Involved!



Vehicle Speed

We have received several complaints of community members driving too fast. We ask you to please be aware of your surroundings. Make sure you stop fully at all stop signs and watch for pedestrians. Be a good neighbor, respect our community signs and speed limits.

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Services Offered by Crown Hills Residents

To place an ad, please call the office, or email, or use the form on the "Contact Us" page on the website.

Crown Hills is not responsible nor liable for any services offered in this newsletter. None of the individuals listed are endorsed in any way by Crown Hills.

ACCOUNTING/INSURANCE/LEGAL/LOAN

CPA Mary Welch, Income Tax Preparation - Crown Hills home office by appointment 619.659.3225 **Warren & Welch Co.** 858.488.0329

Notary Service - Carol Shue. Call 619.219.1996

Insurance - Get a free quote for your home or auto insurance, RV's too, from a trusted neighbor in Crown Hills. I also do commercial and health insurance. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

Farmers Insurance, Bob Soto - For FREE quotes, policy reviews and home inventory CD, and fast, friendly service, contact this Crown Hills resident, for ALL your insurance needs. 619.772.6464

Attorney - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620 lghianni@lglawsd.com

Home Loans - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Crown Hills Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

HEALTH & BEAUTY

P.U.R.E. Wellness Coach - Detox without dieting, alkaline body, rebuild body and be energized. Contact Elma Wiersma 619.888.1833 or email at e7of10@cox.net

Jewelry Sales - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780 www.mariellarochoa.com

T'ai Chi Qigong Class - A self-healing, enjoyable exercise for people of any age or physical condition. Contact certified instructor Chris Endres for class details at c.endres@cox.net or 619.504.1557

Massage Therapist and Nail Technician - Affordable Prices. Call Myrna Mayer Phone: 619.445.7785 email: apurason@aol.com

Quality Chiropractic Care - 30+ years' experience and treatment is with an "edge" Call/ text 805.423.2356 Dr. Deborah Sampley, D.C. www.grastontecnicque.com

Rodan + Fields Skincare - Dermatology based skincare for men and women. Focused on the face, but offering other essentials such as: sunless tanner, sunscreen and lip shield. Carole 540.470.0673.

HOME CLEANING, MAINTENANCE & REPAIR

Vanderbilt Painting - Owned & operated by Kevin Marks +10 years' experience in Residential & Commercial/ Interior & Exterior. Please call for a free consultation. 619.885.5455. CA LIC. #1010624

Artificial Grass and Hardscape - Beautify and reduce water bills with turf, pavers, flagstone and drought tolerant plant installation. Call Randy 619.787.8987

Love That Entry Look? - Call for veneer application, walls and low voltage lighting. Also Garage door springs. Randy 619.787.8987.

REALTY SERVICES

Lisa Ruiz, Realtor - 2015 Top 10 Realtor in East County/#1 in Big Block Realty - Award winning team makes customer service our #1 priority 619.464.5472 www.lisaruiteam.com BRE #01846748

Alpine Realty - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

Kathie Pelletier - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. Call 619.445.1174 or 619.227.9092.

Crown Hills Realty Joe Brunold - A Real Estate Professional assisting you in the sale or purchase of your most valuable asset, free consulting. Office 1911 Alpine Blvd., call 619.445.2827.

Old School Service with Today's Technology - Mike Wilmers, East County Native and Seller Representative Specialist. The Genuine Home Team at Keller Williams Realty 619.277.2232 mikewilmers@yahoo.com

MUSIC LESSONS/ENTERTAINMENT

Music Lessons & Performance - Beginner Guitar & Piano lessons. Beginner to advanced drumming. Classic Rock & 80's - 90's bands. 619.540.3659 www.alpinemusiclessons.com

Guitar Performance/Instruction - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.659.0577. www.milesclassicalguitar.com

Rapid Tatts - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: www.rapidtatts.com 619.760.6304

Residents of Crown Hills are welcome to

submit ads in writing or via email

office@crownhillshoa.sdcoxmail.com

3 line maximum

Ads published as space permits

If advertising a business, it must be your business and in compliance with any local, state or federal laws, including a valid license or permit if applicable.

Crown Hills is not responsible for verifying your information is correct however, we reserve the right to pull your ad if you do not meet the requirements. Crown Hills is not liable for nor recommends any services. This page is a courtesy to Crown Hills Residents only and is not published online.



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