



Crown Hills News November 2015

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Next Board Meeting

Tuesday, November 24, 2015

at 7 pm

Crown Hills Clubhouse

President's Message

The Association Vice President provided a report and update on several projects and open items regarding the community. Competitive asphalt repair/replace bids have been received from reputable contractors and under review. The bids for asphalt repair/replacement throughout the entire community including the RV lot range from approximately \$579,207 to \$746,381.

The Board of Directors and the Asphalt Road Committee has scheduled a

Town Hall Meeting of the Membership (Owners) Tuesday November 10, 2015 at 6:00 p.m. in the Crown Hills Community Clubhouse

To provide an open discussion and the latest information available on the proposed asphalt repair/replacement project. The asphalt consultant, Monty Wilde will be present to assist in answering questions regarding the proposed asphalt project. Homeowners will have the opportunity to ask questions or raise concerns.

Proposed funding for the proposed asphalt repair/replacement project will be drawn from the Reserve Fund (50%) and a bank loan (50%). More exact figures will be made available at the town hall meeting. Savings from the water well project is projected to be sufficient enough to cover the monthly loan payment with no anticipated increase in the monthly assessment needed. There would be no Special Assessment of the Membership for this project. A vote of the Membership will be scheduled to approve or not approve a proposed bank loan. Ballots will be sent to the Membership during the week of November 16, 2015. A vote is scheduled for December 22, 2015 at 7:00 p.m. in the community clubhouse.

Trash and Recycle Collection Vote

The Board has approved conducting a vote of the Membership asking for approval or disapproval to consolidate trash/recycle removal services. The approval will allow the Association to contract a single provider to service all residents of Crown Hills and limit the number of different trucks coming into the community. As we make plans for proposed asphalt repair/replacement, we want to be sure we are doing all we can to protect our asphalt streets. The Community Management Company shall act as Inspector of Election with assistance from the ballot tabulation volunteers. Ballots shall be distributed to the Membership on 10/30/2015 for a vote and tabulation on 11/30/2015.



From the Office

Package Drop Off

With increased online shopping, comes more packages left unattended at doorsteps. Consider asking a friend or family member to be available to receive your packages when able and be safe!

Fire Safety

Homeowners are reminded to clear a minimum of 15 feet around their residence. This clearing includes weeds, flammable materials, litter, and wood. Common areas will be cleared 100 feet from property lines where applicable by the Association. Clearing will result in brush being trimmed ankle high in length. Over cutting will cause erosion in the winter months.

Homeowners are asked not to trim brush that is in the common areas. If you have a special request, contact the Office so we can process your request. Your cooperation is greatly appreciated.

Defensible Home

What is a defensible home? The answer is the way your house is designed, where it is on your lot, the materials used to build it, and Fire Protection District access all influence its ability to survive a fire. How you maintain your home is equally important.

Roof: Remove overhanging tree branches, especially those within 10 feet of a chimney, and clean leaves and combustible materials from rain gutters. Install rain gutter screens to prevent accumulation of combustible waste in the gutters.

Landscape & Yard: Locate any combustibles at least 50 feet from your house. Limit the amount of bark you use for landscaping around your house. Remember that outdoor burning is **NOT** allowed in Crown Hills.

Access: Have two ways out of your house. Clear combustible vegetation at least 20 feet on either side of your driveway and make sure there is 14 feet of clearance under trees for fire truck access.

Outside: Designate an emergency meeting place outside your home and neighborhood and practice your family's emergency exit drill regularly. If you must evacuate your home, stay low to the floor and crawl to your designated exit point.

Alert! Homeowners! Year End Mailing!

Our year end package is typically mailed between Thanksgiving and Christmas. This contains important homeowner information. This is a busy time of year and we receive so much junk mail that I'll ask you to please be aware that this is information you will want to have and watch for it in the mail. Thank you.

Happy New Year!

Celebrate New Year's Eve with your friends at the Clubhouse. **Buy Tickets Now!!** Sold in advance only, tickets will not be sold at the door. **Notice the price change - \$16 per person** includes appetizers, dinner, homemade desserts, GREAT music, door prizes and champagne toast at Midnight. BYOB event, **21 and older - No children admitted.** Starting at 7:00 pm See the office for your tickets or any questions. Make checks payable to Crown Hills HOA. Thank you!



No Cost Sandbags - November 14th

The landscape committee brought in 350 sandbags at no cost to the HOA. There is sand provided in the RV lot and access will be granted to fill your own sandbags on November 14th. If you are interested in receiving sandbags and sand, please contact the office to sign up for them.

Holiday Hours

Office will be closed Thursday, November 26th. It will reopen on Monday, November 30th. No clubhouse rentals on Thursday, November 26th and from December 24th to January 4th. **Please check the bulletin boards for possible last minute changes.** Thank you.

Holiday Decorating Contest

Put your decorating hat on and compete for prizes. Judges will be coming around to choose the best decorated houses in the neighborhood from December 19th - 21st. Express your Christmas Spirit by helping your neighbors put up Christmas Lights!

Pool Heating

Starting November 2nd, 2015 the gas heater will be turned off. The solar is always operating. Gas heating will resume April 1st.

Parking

Please be courteous with your street parking, do not park your vehicle directly across from another vehicle already parked on the street as this blocks access to other vehicles. Blocking of the road will be reported to the Fire Marshal. Thank you!

