



Crown Hills News October 2017

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President's Message

Autumn is officially here! Most people enjoy this time of the year for many reasons, one being hot days are finally gone! Thank goodness!

Speaking on behalf of the Board, I want to express my sincere thanks to all the homeowners who voted in the recent election. Your cooperation was greatly appreciated by all board members. Having been re-elected once again, I look forward to working diligently with the rest of the board members in making Crown Hills the best place to live in the entire East County. I also want to personally thank the volunteers who counted the ballots: Becky Schooler, Bob Massey, Marci Berry, Wayne and Kathy Buday.

I would like to also recognize the following for their continued support of the community. Their help was greatly appreciated: Bob Massey, Becky Schooler, Pat Bowles, Hilde Hitchcliffe, Jane Dugan, Marci and Carl Berry, Lydia Houghton and the Governing Documents committee. The committee recently completed updating our Rules document. Their help was greatly appreciated by all. Hopefully, they will continue their outstanding services to the community.

We have been having some discussions with our local Sheriff about providing us with some assistance in starting up a Neighborhood watch. This idea came up during the last board meeting due to break-ins in our community. The plan is to invite a representative from the local Sheriff's office of Crime Prevention to speak to the homeowners. We will keep you posted when we have a date and time. Your support in this endeavor is greatly appreciated.

In case you haven't heard:

- ◆ We paid off the road repair loans early. This action will greatly improve our Operations budget.
- ◆ The amended Rules and Regulations document has been distributed for your review. We ask that you take the time reading the document in its entirety. Your feedback is welcome.
- ◆ The well has been repaired and is working properly.
- ◆ Verbena Terrace planting will begin in the next couple of days.
- ◆ Pool furniture was delivered and installed around the pool decks.

Lastly, we are asking everyone to have a safe and enjoyable Halloween!!!

Yours Truly,
Tito Cruz, President

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
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Alpine, CA 91901
www.crownhills.org
619.659.3520
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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, Oct 24th, 2017
at 6:30 p.m.

Comment period for the
rules documents ends
November 3rd



Halloween Guards

If your driver's license does not have your Crown Hills address on it or if you are expecting guests, please notify the office before 2 pm on Oct. 31st. The entrances will be guarded. No one will be permitted to drive into the community unless they have valid ID showing they live here or their name is on the guest list.



Halloween Etiquette Reminders

- Be respectful of peoples property and do not walk across landscaping.
- Supervise your children during the event.
- When you run out of candy turn off your lights.
- Beware of allergies, choose peanut free treats.
- A teal pumpkin indicates that the home has non-food treats available for those with allergies.

Alpine Woman's Club

We The Alpine Woman's Club will hold its Twelfth Annual "Christmas in Alpine" Home Tour on Saturday, December 16th from 10 am to 3 pm.

You will have an opportunity to view five stunning country estates and stroll through Kathy and Mario's quaint and spectacular Alpine Country Garden and Gifts Shop. The Historic Town Hall will be open from 1pm till 4pm.

Tour Tickets are \$30 prior to Home Tour and \$35 at the door. Ticket holders will enjoy light refreshments and a surprise gift to say thank you for your support. You can pre purchase tour tickets on line at alpinewomansclub.org or at The Postal Annex, Dana's Boutique, or Alpine Garden and Gifts. If you prefer to mail a check please make it payable to Alpine Woman's Club and mail it to Karin Smith - Home Tour Chairperson, P.O. Box 231 Alpine CA 91903.

Tickets are available for pick up and purchase at the Alpine Woman's Club 2156 Alpine Blvd. on Saturday Dec 16th starting at 9:30 am.

There will be an opportunity drawing for a \$500 cash prize. Raffle tickets are \$5 each or 6 for \$20. Proceeds benefit the Scholarship, Preservation and Education Foundation which is a 501 (c) 3 non-profit organization. All donations are tax deductible as allowed by law.

For further information or questions, please contact Karin at (619) 357-5353 or email her at karinshouse64@yahoo.com



Community Yard Sale - October 14th

Hours are 8 am to 2 pm with clean up by 3 pm. No personal signs are allowed on the property or along Victoria Park Terrace. You can post the event online to bring in more shoppers.

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!



Free Home Air Filters (HVAC)

Come by the office and get a new HAVC filter, size 24x30x1.

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 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.



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

Annual Meeting Minutes Summary - September 26, 2017

Welcome Introduction

Community Manager Joseph G. Apparito, CCAM welcomed everyone to the meeting and informed all that refreshments are available. All Candidates and the ballot tabulation volunteers were also introduced.

President's Report Detailed in Presidents Message pg. 1

Quorum Establishment and Call to Order

The Community Manager announced the Inspectors of Elections have verified that a quorum has been established with one hundred seventy-three (173) Members represented in person or by secret ballot.

Summary of Events

Candidates running for a Board Seat were allowed to address the Membership at this time. Each of the three Candidates introduced themselves to all present.

Approval of the 2016 Annual Meeting Minutes.

Open Forum - There were 27 Members present for this meeting. Members were free to speak regarding general community related issues. All questions were answered to the full satisfaction of Members present.

Summary of Accomplishments 2016 - 2017

The current Association President Tito Cruz provided a summary of accomplishments achieved during the previous year. Below are a few of the highlights a copy is available upon request in the community office.

- ◆ Paid off the road repair loans early
- ◆ Upgraded Security and camera system
- ◆ Installed handicap ramp to facilitate easy access to the mailboxes via wheel chair
- ◆ Repaired a major water leak that caused bank erosion
- ◆ Resurfaced the spa floor & ordered new pool furniture
- ◆ Upgraded gym equipment
- ◆ Formed a Governing Documents committee which recently updated our existing Rules document.
- ◆ Several elevated sidewalks were grinded down to avoid trip hazard.
- ◆ Our landscape committee along with Westwind continually work to make sure all areas are maintained.

Announcement of Election Results

Thank you to the election inspectors Marci Barry, Bob Massey, Becky Schooler & Wayne and Kathy Buday.

Community Manager Joe Apparito announced the voting tabulation results as follows:

Tito Cruz	181 votes	elected to serve for a two (2) year term
Bob Soto	150 votes	elected to serve for a two (2) year term
Cathy Santangelo	175 votes	elected to serve for a two (2) year term

Both issues on the ballot were approved.

Hot Topics - Community Alert

As many of you may know, we recently had a couple of house break ins in the community. We want to ask you to please keep an eye out for any suspicious cars or people in the community. Please report any suspicious behavior to the onsite office and to the local Sheriff' at 858-565-5200. Lets work together to keep our community safe.

Vehicle Speed

We have received several complaints of members of the community driving to fast. We ask you to please be aware of your surroundings. Make sure you stop fully at all stop signs and watch for pedestrians as there are a few blind spots. 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

Notary - Certified Signing Agent - Bonded \$100,000. Loan, Real Estate, Deeds, Mortgages, Divorces, Court Papers and much more. Call Gary M. Lane @ 619.733.8703 Email Gmlnotary@hotmail.com

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.mariellarocha.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.lisaruisteam.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.

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