

Crown Hills News October 2014

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Board of Directors

President John Slatinsky

Vice President
Tito Cruz

Secretary Casey Myers

Treasurer Jeff Soto

Member-at-Large Shirley Green

Crown Hills Community Office

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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 10:30 a.m. - 7:00 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, October 28, 2014 at 7 p.m.

Crown Hills Clubhouse

President's Message

Let me begin by saying Thank You, to the homeowners who placed their confidence and trust in me. I am truly honored to be a member of the Crown Hills Homeowner's Board and a member of this community. I will keep the members of our community informed of the many projects we are undertaking in the near future. I will do this by writing a President's Message each month in the Crown Hills Newsletter.

I want to congratulate Casey Myers who was selected to fill the second vacant seat on the Board. He will serve as the Secretary to the Board along with a variety of other duties. I want to say Thank You to **Judy Watson** who served as the Board President for eight years. Under her leadership many improvements have occurred within the Crown Hill community. I also want to say Thank You to **Mike Beraud**, who served as our Board secretary. Your current Association Board members are; **John Slatinsky**, President; **Tito Cruz**, Vice-President **Casey Myers**, Secretary; **Jeff Soto**, Treasurer (CFO); and **Shirley Green**, Member-At-Large. Thank you, **Ron Torres** for running for the Board.

The majority of the community was in favor of future funding to complete the well project. Casey Myers will chair the Ad Hoc well committee. A contractor will be selected at the October 28th meeting with work beginning shortly thereafter. The board will begin preliminary planning for the road repaving project. Our plan is to review all funding possibilities, in addition to completion timelines.

I would invite you to become active in our community by simply attending our Association meeting held the fourth Tuesday of each month. The meetings will be structured a little differently allowing the Board members to seek your input regarding agenda items.

Again, thank you for your vote of confidence and I will work tirelessly along with the other Board members to continue to move Crown Hills forward. Remember, Crown Hills is not just a place to live, it's a lifestyle and we need everyone to become involved.

Respectfully, John Slatinsky

The Crown Hills Question What's your most "scary" Halloween memory?

Respond on the "Contact Us" area on our website at <u>www.crownhills.org</u>. Answers will be posted next month. Thank you.

Answers to last month's question:

Where did you attend High School?

- Villa St. Gean, Switzerland
- > Woodrow Wilson, NY
- > North Plainville, NJ
- Westchester High School, Los Angeles CA
- > Granite Hills, El Cajon CA
- Grossmont, La Mesa CA
- > Patrick Henry, San Diego CA
- Point Loma (Once a Pointer always a Pointer!), CA

- Sonora High, CA
- > West Hills, Santee CA
- Academy of Our Lady of Peace, San Diego CA
- > West Fork, CA
- > San Marcos, San Marcos CA
- Willow Glen, San Jose CA (2 owners)
- San Diego High School, San Diego CA (2 owners)

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From the Office Administrator Notices

- The exercise room will be closed Monday, October 13 until 11 a.m. for carpet cleaning.
- November 1, 2014
 Office hours will change to 8:30 a.m. - 5 p.m. on Thursdays.

Wild Fire Season

The Crown Hills Wild Fire Safety Manual is now posted on our website under "Documents". Evacuation routes, fire safe plants and safety pointers are included in this manual. If you would like a printed copy, please contact Mary in the office.

Voting Polls at Crown Hills

Gubernatorial General Election will be held Tuesday, November 4th, 2014 from 7 a.m. until 8:00 p.m. in the aerobics room at the Crown Hills Clubhouse. Please remember to vote.

Beware! We have had several owners report coyote activity. These reports range from walking down the middle of Begonia at 5 in the evening, following walkers at night, and a pack of 8 seen in and around the property. This is just so you are aware of the increase of activity. They are probably looking for water during our drought.

Thank you to the homeowner that washed all the towels and hot pads in the kitchen. They look and smell so pretty now. It was very thoughtful of you.

New Year's Eve Party - \$15.00 per person

That is all it will cost you for a fun filled evening. Come spend your New Year's Eve at the Club House. The card room will be open, appetizers, dinner, desserts and DANCING. We have a great new DJ, remember BYOB, 21 and over. Any questions call Carol or Greq 619.722.6524.

Regular Clubhouse Activities

Mondays – Alpine Choral Rehearsal 7 – 9 pm Wednesdays – Card Games & Snacks 9 am Contact Shirley 619.659.0562

3rd Tuesday – Book Club – 6:15 pm

4th Tuesday – Open Board Meeting – 7:00 pm

3rd Wed – Greater Alpine Fire Safe Council – 6 pm

3rd Friday – Game Night – 6:30 p.m.

Contact Kathie 619.445.1174

Halloween

Professional guards will be provided for our Gentian, Larkspur and Hyacinth entrances.



On Halloween night, Wednesday October 31, our entrances <u>will be</u> closed from 5:00 to 8:00 PM.

Everyone will be stopped and only homeowners will be allowed to drive in. We have hundreds of costumed Trick or Treaters who come around that night, and we have to provide a safe area for them to come.

If you are planning a party, please tell your guests to park on Victoria and walk in. Let the office know if you are expecting guests

and it is a problem for them to walk in.

Teenagers coming in for parties are not to be dropped off at a home. They can walk from Victoria Park Terrace. There is **no parking** in the clubhouse lot that night.

Driveway Curb Bridge

If you who have a rolling driveway curb causing a hard bump when entering your driveway, check out a curb bridge/curb ramp system. Easy to install. Please contact the office for information from the Architectural Committee regarding this alternative for your driveway.

For Sale

Near new Samsung crystal surround air track active speaker system. This system includes a sound bar, woofer and remote control for volume and installation cables with operating manual. Price: \$150 - paid \$230 Contact: 445.6485.

Crown Hills Homeowners Association Star

Judy Watson is our star of the month. She
spent the past 8 years as President of our HOA.

We want to thank her for her excellent service
to the HOA. She has worked diligently to bring
many projects from inception to completion.

Truly she has given us the exceptional gift of
her time and many talents. Thank you so much
Judy. Again danke, merci, grazie, gracias,
arigato or in other words, simply THANK YOU A
WHOLE LOT!

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Annual Meeting Minutes Summary - September 23, 2014

Proof of Service

Property manager Wes Porter introduced himself and confirmed proof of service of election material.

Welcome and Introductions

Current Board of Directors: Judy Watson, President; Tito Cruz, Vice President; Jeff Soto, Treasurer; Mike Beraud, Secretary; and Shirley Green, Member at Large

Capital Expenditure Vote

Property manager Porter announced results of Capital Expenditure for Water Distribution vote. Measure passed.

Summary of Prior Year Events

- Property manager Porter presented the following summary of the accomplishments of the last twelve months:
- > 2 New 16 station DVR's and new HD security cameras were installed.
- > A well was drilled, tested and confirmed to produce 20 plus gallons of water per minute.
- > A new recumbent bike was purchased for the fitness room
- > A new color copier was purchased for the office. Newsletters are now produced on site, and the copier has the scanning capability that we are now using to store the Association information electronically.
- > An extensive tree maintenance program continues thanks to the diligent efforts of Judy Watson.
- New LED lights were installed in the Storage area thanks to the efforts of John Slatinsky
- > New LED lights were installed in the pool area. Again thanks to the efforts of John Slatinsky
- > The pool fence was painted
- > No Trespassing signs were installed at all four of the entrances.
- > The monthly landscape walk through was reinstated and has proven to be very beneficial.
- > The HOA office has been reorganized and rewired, and now functions much more effectively.
- > The pool and spa mastic was replaced.
- > A couple of more doggie bag stations were installed strategically throughout the property.
- > The Association's roads were evaluated by several asphalt companies and the consensus opinion was the roads need to be completely removed and rebuilt.

Finance Report

	Oct 31, 2013	Aug 31, 2014	% Change
Operating Acct.	\$ 23,064.40	\$ 62,146.23	+63%
Money Market	\$163,533.31	\$221,478.84	+26%
CD Accounts	\$523,212.56	\$521,674.99	+.03%
Accts Receivable	\$19,932.42	\$ 14,190.84	-29%
Total Assets	\$730,242.69	\$819,990.90	+11%

President's Report

President Judy Watson expressed her appreciation for all the support she has received during her time as president. She really enjoyed meeting so many new people while she served on the Board.

Announcement of Election Results

Inspectors Marci Berry, Pam Whitfield, Rea Ann Soto, Bob Soto, and Bob Massey announced 190 Ballots were turned in this election. The vote count was as follows:

John Slatinsky 156, Casey Myers 82, Michael Beraud 71, Ronald Torres 29, Russ Turner 2 John Slatinsky and Casey Myers will serve the Association for 2 years.

Porter thanked the Election Committee and several others who helped with the election.

Board of Directors Organizational Meeting Minutes - September 23, 2014 Slate of Nominations of Officers

John Slatinsky - President Tito Cruz - Vice President Jeff Soto - Treasurer

Casey Myers - Secretary Shirley Green - Member at Large

A motion was made to accept the slate of nominations to the positions noted. The motion carried.