



Crown Hills News October 2015

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Board of Directors

President

John Slatinsky

Vice President

Tito Cruz

Secretary

Cathy Santangelo

Chief Financial Officer

Bob Soto

Member-at-Large

Casey Myers

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Next Board Meeting

Tuesday, October 27, 2015
at 7 pm
Crown Hills Clubhouse

President's Message

I want to welcome our new Board members, Tito Cruz, Cathy Santangelo, and Robert Soto. These three elected Directors bring to your Board a "can do" attitude. Each member wants to see Crown Hills be a place where homeowners care about their community and neighbors. I have known all three Directors and am very confident they will keep us moving in the right direction to accomplish our projects.

Tito Cruz will continue to serve as Vice President, Robert Soto will serve as CFO, Cathy Santangelo will serve as Secretary, Casey Myers will serve as Member at Large, and I will remain as President. I am much honored to represent you as President and will continue to work for everyone in our community.

As we welcome the new Board members, we have to say good bye to Shirley Green and Jeff Soto. These two individuals have given several years of service to our community. Jeff will remain as the chairperson for the Financial Committee and Shirley plans on taking some much deserved "me" time.

Another new face in Crown Hills is Candace Hilderbrand, our Assistant Community Association Manager. Candace brings to our community a wealth of experience in managing organizations. She is quickly learning our community by being out in the field familiarizing herself with the various aspects of our operation. The Board and I want to welcome Candace to Crown Hills. Please take a moment to stop by and introduce yourself. Our office hours have changed. Please check the bulletin Boards or website for the new hours.

Our Roads - Many people have asked me about the progress. Our Association Manager and Monty have been working to get the specifications finalized and releasing the Request for Bid Notices. I have been told we should have the bids returned to PHOAC sometime before the next Board meeting

Accomplishments - This past year the Board has accomplished all of its goals. Here are a few highlights:

- ✓ The well was completed and under budget
- ✓ The road project has begun
- ✓ Electrical upgrades to our clubhouse were completed by SDG&E at **NO COST** to our Association
- ✓ Tree treatments and trimming was completed within budget
- ✓ Crown Hills hosted a Community Safety Fair
- ✓ Pacific Green has begun working aggressively on problem areas within the community
- ✓ Pool equipment was upgraded
- ✓ The Presidents Message was published monthly to provide transparency in our operations

As you can see there have been many changes and accomplishments within this last year. I again invite you to become an active participant in our community. The Board needs your input.

~Respectfully, John Slatinsky



From the Office

Landscape Theft - Watch Out!

Homeowners have reported personal landscaping has been stolen. If you see anything suspicious, please report it immediately to the Sheriff Department.

See a Water Leak in a Common Area?

Call PHOAC office, 619.229.0044, to report severe water leaks in the common areas after office hours.

Why no speeding on our Crown Hills Roads?

Our roads are narrow, so there is less space to maneuver in response to an urgent driving situation. Please slow down and drive at the 20 mph speed limit or less. Thank you.



Trash Receptacles Reminder

We are seeing more and more trash receptacle violations in Crown Hills. Just a reminder: CC&R's Section 11.8 – "Unightly Items. All weeds, rubbish, debris, or unsightly material shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Refuse containers and trash cans shall not be stored on the front of the house facing the street but shall be kept behind the corner of the house nearest the street and shall be placed in a manner consistent with minimizing their visibility from the street. For purposes of this section, refuse containers shall be deemed in compliance if they are placed neatly against the exterior wall of the home." Please return receptacles to their proper place the evening after the trash is picked up. Thank you.

Satellite Dish Installation

Homeowners who are considering installing satellite television dishes are reminded of the proper procedure to follow prior to the installation of the dish. First the homeowner MUST get an Architectural Review Form from the office. Once completed the form is to be returned to the office. A site visit will be arranged to locate the proper place of the dish. Once the installation is complete, call the office and a final inspection will be conducted.



If you elect to forego this procedure and the dish is installed in the wrong area, you will be required to move the satellite dish at YOUR expense.

Encyclopedias

There is an old set of encyclopedias in the library. If anyone is interested in having them, call the office.

Halloween

On Halloween night, Saturday October 31, our entrances **will be closed from 5:00 to 8:00 PM.** Professional guards will be provided for the Gentian, Larkspur and Hyacinth entrances.

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.

New Year's Eve Party!!!

Remember! Reserve your seat between November 1st and December 23rd by purchasing your ticket from the office - \$15 each. Tickets must be purchased in advance. No tickets will be sold at the door. Reserve your seat early! Make checks out to Crown Hills HOA. Thank You! Carol & Greg

Evacuation Checklist (from CH Disaster Manual)

If you have time pending an evacuation order there are specific recommendations to homeowners by the Alpine Fire District

- ✓ Face your car toward the street with a full tank of gasoline
- ✓ Load important items in your vehicle
- ✓ Be sure all windows and doors are closed
- ✓ Close metal Blinds
- ✓ Turn off the main gas line at the meter
- ✓ Remove curtains and other combustibles from windows
- ✓ Leave interior and exterior lights **ON**
- ✓ DO NOT leave outside sprinklers on - this wastes water and reduces valuable pressure.
- ✓ **LOCK** your house
- ✓ Remove all combustible materials within 5 ft of your home, i.e. BBQ with propane, lawn chairs & cushions, potted plants under windows or eaves.

These tips will reduce the chance of your home igniting in the event of a fire. Survey your property **NOW** before a fire becomes a reality. Take the time to be proactive and be reactive in the event of an emergency.

