



# Crown Hills News September 2017

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## 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**  
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

**Annual Meeting of  
Members and Election**  
Crown Hills Clubhouse  
Tuesday, Sep 26th, 2017  
at 6:30 p.m.

## President's Message

We asked for rain, and we got it! A couple of weeks ago, a surprise thunderstorm poured inches of rain in such a short period of time that everyone was caught by surprise. It caused several trees to break and pretty much damaged most of our pool furniture. Our umbrellas were blown all over the place, a couple of them even ended up alongside Victoria Park Terrace. Our streets were covered with pine needles and some curbs were covered with dirt and sand from the runoff from homeowners' yards. All this presented a real challenge for our landscape crew. They did get it all cleaned up in a short time. Thank you!

Please join me in welcoming our new On-site Manager, Elizabeth Martinez. She officially took over on August 14. Candace Hilderbrand moved to a different position within PHOAC.

One of our well water tanks experienced a small leak a few days ago. Thanks to Casey Meyers, Bob Massey, and our tank expert, who took care of the problem and drained the tank. The tank will be repaired by the manufacturer soon.

It has been reported that several homeowners are letting their teenage children have parties in the pool beyond closing time. These teens were also observed relieving themselves in the bushes. Homeowners, I am personally asking you speak to your teens. We cannot allow this behavior to continue. Your cooperation is greatly appreciated.

Please take a look, we have added a new elliptical in the fitness room. Feel free to try it out.

If you see a silver Honda Accord with California license plate 7WCG693 parked in guest parking with someone living in it, please report it to the local Sheriff ASAP at 858-565-5200.

A representative from the County of San Diego, Chris Chen, is going to verify the length of the red curb on Victoria Park Terrace. Once verified, he will have the remainder painted to make it 20 feet, no more, no less.

We received a report of plant theft from a homeowner on Larkspur near the RV lot. These plants are small, but pricey. If anyone else is having a similar problem, please report it to Elizabeth, the on-site manager.

Lastly, another rattle snake was found at a neighbor's front door recently. Our local Fire department was called and took care of this unwanted guest. Please be careful.

Sincerely,  
Tito Cruz



## 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. 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.

## 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!

## Destruction of Property

Please be courteous of your neighbor's property. Take extra care not to drive on anyone else's property when maneuvering your vehicle. Please do not take "shortcuts" through peoples yards when entering or exiting the greenbelt paths.

## RV Lot Renters Notice

We have received several complaints of alarms going off in the RV lot. Please take the time to inspect your vehicles to make sure this does not happen. We want to ensure the peaceful enjoyment of everyone in the community. Access Fobs will be restricted when an occupant becomes more than 30 days delinquent in rental payments. A 30 day advance written notice is required to be sent to the office when terminating your lease.



## Crown Hills Annual Holiday Lights Contest

December 18th-22nd More  
information to follow soon.

### September Clubhouse Activities

**Mondays** - Alpine Choral Rehearsal 7-9 pm

**Wednesdays** - Card Games & Snacks 9:00 am  
Contact Shirley 619.659.0562

**9/20 Wed.** - Alpine Fire Safe Council 7:00 pm

**9/15 Fri.** - Community Game Night 6:30 pm  
Contact Kathie 619.445.1174

**9/26 Tue.** - CHCA Board Meeting 5:00 pm  
Executive Session Only (Closed Meeting)

## 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.

## Community Yard Sale - October 14th

The much anticipated community yard sale is coming up. 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

## Color Schemes Available Online

You can now find the Crown Hills approved color schemes online and order color chips to help you decide on your favorite color scheme. Please submit a request to paint to the office prior to changing the color of your home. [https://www.dunnedwards.com/colors/archive/color-ark\\_pro/crown-hills/crown-hills](https://www.dunnedwards.com/colors/archive/color-ark_pro/crown-hills/crown-hills)

## 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 will need volunteers to help decorate the clubhouse for Christmas. We will also need judges to determine the winners of the annual Christmas Lights Contest. Please consider volunteering your time for one of our many committees or events in Crown Hills.

## Free Home Air Filters (HVAC)

Come by the office and get a new HAVC filter, size 24x30x1. A homeowner replaced their HAVC system on a plan 6 home and has made them available for free.



## Please Return your Ballot

It is important to have a majority of homeowners vote in the upcoming election (167 members) Please return your completed ballot to the onsite office by 4 pm, September 26th. Make sure the ballot is in the envelope provided, sealed and signed, otherwise it is not valid. If you need a new ballot we can help!

## Board Minutes Summary - August 22, 2017

### Open Forum

Members' present expressed concerns regarding landscape maintenance. The landscapers will be instructed to inspect these areas of concern and address them appropriately. A member suggested installing a motion sensor camera at focal points around the pool/spa area. An update was provided on the well tanks.

### President's Report Detailed in Presidents Message pg. 1

### Chief Financial Officer's Report

The Operating Account balance is \$47,509.39. The total Reserve Account balance is \$652,370.37. The balance on the asphalt loan is \$181,171.23. The Accounts Receivable balance is \$17,388.10. Monthly Income was \$59,971.66 with expenses of \$54,672.98. Total assets as of July 31, 2017 is \$718,239.61. A motion was made, seconded and carried to approve the financial report for period ending July 31, 2017 as presented for filing pending independent financial review. The board voted to payoff the asphalt bank loan prior to the year end as part of the budget process.

**Architectural Committee** - There were eight (8) new requests during the period 7/25/2017-8/22/2017. Eight (8) requests have been tentatively approved with three (3) 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** - An inspection was conducted on 8/3/2017 with Management, Board Members and the Landscape Supervisor. Concerns were reviewed with the landscapers in great detail and action requested to address areas of concern immediately.

**Governing Documents Committee** - Board Member Cathy Santangelo acting as the Board liaison to the Committee reports that a final draft of amended rules & regulations is complete and submitted to the Board for their review and comment prior to approving distribution. The Board will provide any comments to the committee through Cathy.

### Unfinished Business

**Pool** - The Board is reviewing options for replacing some or all of the worn pool furniture. This item will remain on the agenda pending further research. Funding is available through the reserve account for needed replacement.

**2017 Annual Meeting of Members & Election** - The Association's Annual Meeting of Members and Election is scheduled for Tuesday, September 26, 2017. The Meeting will be held at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. The purpose of this meeting will be to elect three (3) Members to the Board of Directors. The three (3) Members elected shall serve for terms of two (2) years.

### Hot Topics- Asphalt Sealing Proposal

A total of six (6) competitive proposals have been obtained to apply asphalt sealcoat throughout the community. The Board has spent the last several weeks reviewing each of the proposals. After further review and discussion, a motion was made, seconded and carried to approve the proposal from George Weir Asphalt for a cost of \$42,955.00. Announcements will be posted in the newsletter, the website and at each mailbox location. Detailed notices with additional instructions and information will be distributed to each home as the project date nears.



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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 now. 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](http://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.grastontecnique.com](http://www.grastontecnique.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

**Tired of high water bills?** - Call **Randy** for all of your irrigation needs. We install low volume irrigation, synthetic turf and xeriscape. 619.787.8987

**Garage Door Problems?** - Need new springs or cables? Randy can install it all. Also, attic fans. 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](http://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](http://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](http://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](http://www.rapidtatts.com) 619.760.6304

**Residents of Crown Hills are welcome to submit ads in writing or via email**  
[office@crownhillshoa.sdcoxmail.com](mailto: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.



**You can receive this Newsletter by email! Save trees and sign up at the Crown Hills Office to receive your HOA News electronically.**

**Homeowners can also receive other important information via email like Association updates, courtesy notices and reminders.**