



# Crown Hills News

## September 2015

### In This Issue

- > President's Message..... 1
- > From the Office Administrator..... 2
- > Candidate Biographies ..... 2
- > CH HOA Star..... 3
- > Meeting Minutes Summary ..... 3
- > Homeowners' Services ..... 4

### Board of Directors

#### President

John Slatinsky

#### Vice President

Tito Cruz

#### Secretary

Casey Myers

#### Chief Financial Officer

Jeff Soto

#### Member-at-Large

Shirley Green

### Crown Hills Community Office

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Mon 8:30 a.m. - 4:30 p.m.  
 Tues 12:00 p.m. - 4:30 p.m.  
 Wed 8:30 a.m. - 3:00 p.m.  
 Thurs 8:30 a.m. - 4:30 p.m.  
 Friday 8:30 a.m. - 12:30 p.m.

#### Newsletter-Editor

Professional HOA Consultants

#### Emergency Contact

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### Next Board Meeting

Tuesday, September 22, 2015

at 7 p.m.

Crown Hills Clubhouse

## President's Message

Last month I announced we hired a road consultant. This month the Road Committee met with consultant, Monty Wilde, to review his findings and recommendations. He recommended we repair all the roads in one project. The calculated cost is \$847,289. This figure includes the RV Lot and is below the first projected \$ 1.2 million dollar calculation. Bids could come in lower than projected. The Board voted to retain Monty to develop our specifications; release and collect the bids; and be our inspector for the entire project. The HOA is currently able to fund 50% of the total cost. Options to fund the remaining 50% are being explored. We will know more when the bids are received. Our goal is to have the road project completed by December. This is very exciting news for the project.

### The Board's goal is NOT to increase homeowner dues or to levy a one-time assessment.

Casey is developing a plan to control erosion. It includes adding waddles, replanting some barren areas, and investigating the feasibility of hydro seeding eroded banks. Pacific Green is working with Casey to improve grass area irrigation to reduce browning.

The Board reviewed the HOA's Reserve Analysis. It reflects a promising financial forecast for Crown Hills. We are currently developing next year's budget.

Candidates for the Board are Kathy Santangelo, Robert Soto, Mike Wilmers, and Tito Cruz. Read their bios in this newsletter. I encourage everyone to complete your ballot and drop them by the office before September 18th. Your vote counts!

As this month comes to a close, I am very excited with the progress our Board has made in getting the road project underway. A special "Thank You" goes to the road committee for their valuable input. Our children will be returning to school. Please use caution and be extra alert while driving within Crown Hills.

~Respectfully, John Slatinsky

### Crown Hills HOA Annual Meeting and Election

Three (3) positions for the Board of Directors are available this election. Each household has three (3) votes. If you prefer not to vote, please follow the instructions in your voting material for returning your ballot. Please return your ballot! Thank you!

**Date: September 22, 2015**

**Time: 7:00 p.m.**

**Place:** Clubhouse at 1821 Victoria Park Terrace

**Your vote is important!** Your ballots may be dropped off at the Crown Hills office. Remember to sign and seal the outside envelope. If you have any questions, please contact the office.



### Fire Safety

The fire season is now upon us. Many of our homeowners are unaware Crown Hills has a Disaster Manual. It is online at [www.crownhills.org](http://www.crownhills.org) under "Documents". Our manual has been reviewed and updated by the Alpine Protection District and Cal Fire. As homeowners, we need to be aware of what needs to be done in the event of a wild fire. Please take time to read this important document. Copies are available in the office. Each month excerpts of the manual will be included in the Crown Hills newsletter. This month:

**Grab and Go Boxes** (pg. 18) These boxes should contain copies of all your important documents such as insurance policies, birth certificates, charge card numbers, social security cards, electronic files, personal finance records, telephone and address books, tax records, vaccination records, and a video tape of your homes contents. These items will help facilitate the insurance adjuster's loss report in the event of a property loss.

### From the Office Administrator

#### Garage Sale - September 26, 2015

The semi-annual garage sale will take place on September 26, 2015 from 8 a.m. – 2 p.m. All sale items must be removed from driveways by 3 p.m. The street should not be used for displaying items.

#### Energy Efficient HOA

Anyone interested in attending seminars held by SDG&E on how to make our HOA more energy efficient, please contact the office.

#### New Year's Eve Party!!!

Did you attend last year? We had such a great time and the place was packed!! Well it's not too early to start thinking about 2015. Please reserve your seat between **Nov. 1<sup>st</sup> and December 20<sup>th</sup>** by purchasing your ticket. **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 and bring them to the office. Thank You! Carol & Greg

#### HERO Program

The HERO (Home Energy Renovation Opportunity) program provides financing for home energy solutions. This low interest loan is available for solar panels and other renewal energy projects. Find out more at the website [www.heroprogram.com](http://www.heroprogram.com).

#### Help Wanted

Need part time help in typing book. Call 619.722.1021

#### Candidate Biographies

##### Tito Cruz

I proudly served 24 years in the US Navy as a Hospital Corpsman. I deployed onboard several ships supporting operations such as the Viet Nam War, Operation Desert Shield and Desert Storm. My shore tours included assignments as a Paramedic and as an Instructor at Navy Regional Medical Center. After retirement, I pursued my education and obtained a MS Degree in Environmental Health. I couldn't get away from our wonderful armed forces so I was offered a position as the Navy's Waterfront Environmental Coordinator where I trained our Navy ships personnel on environmental awareness. A promotion landed me the position as the Navy On-Scene Coordinator (NOSC) Program Manager for the Southwest Region. I ensured all spills caused by our Navy ships and shore commands were properly cleaned-up and reported to the appropriate agencies as required by law. I retired from this position in March 2015.

I have been married to my wife Georgia for 44 years, and we both are enjoying quality time with our three grandchildren Julian, Juliette and Casey.

In 1995 we were looking for a second home and found it here in Crown Hills. We both love it here and want to help maintain Crown Hills as a beautiful and safe place to live. I greatly enjoy serving on the board and am looking forward to another term.

##### Cathy Santangelo

I have been lucky to be a resident at Crown Hills for almost two years now. Before I moved here, I knew for years that this is the community I wanted to be a part of. I made numerous offers before I found my home. I am excited to be a part of the Board, because I know there are many issues on the table this year to enhance our lives. I have served on the board at my condo in Hawaii, where I was born and raised. I have my California and Hawaii real estate license. Thank you for this opportunity to run for the Board.

##### Robert Soto

I was born in Bronx, New York. My father was in the military for 25 years, so I traveled all over U.S. and went to different high schools. I am married to my wonderful wife of almost 38 years, Rae Ann Soto. My son is Jeff Soto, current treasurer/CFO and I have two grandchildren, Addison and Parker. Rae and I have lived in Crown Hills for 5 years and 5 months. We moved to be closer to Jeff and his family. When we visited them here prior to moving, we loved the area and the friendliness of everyone here.

I worked in the grocery industry for 41 years, from entry level to Director of Loss Prevention for the 3rd largest grocer in the country. I was also a Store Director, Project Coordinator, and Human Resources Manager for the company. I currently have my own agency with Farmers Insurance and have many clients in Crown Hills. We enjoy spending time with our family and traveling. I enjoy sports and actively played and coached youth sports for many years. I look forward to the opportunity to give back to the community and serve on the Board. I am a member of the Alpine Kiwanis, Vice President of LeTip of Santee, and member of Farmers Agent Catastrophe Team.

##### Mike Wilmers

I'm a new resident of Crown Hills, my wife and I having moved here in the Spring of 2015. Crown Hills has long been on our radar as a place we'd love to be, dating back 10 years ago when we rented a house here while building our home in El Cajon. We loved it, and now we're back!

My wife of 40 years and I are both East County natives – born, schooled and working here all of our lives. I worked in the wholesale horticultural industry for many years, starting out in sales and moving into management. About 15 years ago I decided to pursue my love of real estate and currently work happily in the residential side of the business.

Debbie and I have two wonderful grown daughters and son-in-laws, and four grandchildren. We enjoy traveling and coming home, entertaining, and regularly attending church. I also love the game of golf!

Serving on the board at Crown Hills would be a way of giving back to the community and doing my part to ensure Crown Hills remains a neighborhood folks want to move to and put down roots.

