



CROWN HILLS NEWSLETTER

DECEMBER 2018

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Board of Directors

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Crown Hills Community Office

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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

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8181 Mission Gorge Rd, Ste. E
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619.229.0044

www.phoac.com

Next Board Meeting

Crown Hills Clubhouse

Tuesday, January 22,
2019 at 6:30 p.m.

President's Message



Happy Holidays and Merry Christmas Crown Hills!

Let me start by saying Wow! The holiday lighting contest is going to be a tough one to judge this year. Our community looks magnificent and has brought the Holidays to life. I think we will have a new neighborhood watch at night, which is us driving around admiring the lights!

Last year for the holidays, I spoke to the gift of the present, being here and now and enjoying each moment. This year I thought long and hard about what I would like to share. I personally have learned a lot this last year about patience, perspective and purpose. Patience is a hard one for me, I am always wanting immediate results. However, as the saying goes some of the greatest things in life are worth the wait. I often get frustrated when I get delayed leaving the house, or something comes up unexpectedly, because I am a planner. Then as I am driving down the road I see a horrible accident and think I could have been in that if I left on time. When you allow patience into your life, it gives you a new Perspective. Perspective is so important because if you can change the way you look at something and your attitude towards it, it can transform something that seemed negative into something very positive. Is the glass going to be half full or half empty today! I now feel that interruptions in my day are guiding me to be in the right place and the right time, everything happens for a reason!

The last thing I wanted to touch upon was purpose. This year, for my work, we were privileged to hear a speaker from the Disney institute. They spoke about "Purpose before Task" and that everything speaks! I think about this so often. I get caught up in daily tasks and may forget what the purpose is behind what I do! It is so important to always remember our purpose. Purpose inspires us, gives our lives meaning and helps us to enrich the lives of those we care for and love. When you live life with a purpose, you realize that "everything speaks". Take a look around our community and every little detail speak volumes about who we are individually and as a community. So much of our amazing community speaks to tranquility, peace and nature. Enjoy and appreciate this beauty! At the same time, let's protect our community and keep it safe. An example of this was brought up at the recent board meeting. There has been a lot of parking on the streets. Please remember this is not permitted because our fire trucks and emergency vehicles need to be able to have access to our community to keep us safe!

Here is to a magical holiday season filled with happiness, health, patience, a half glass full perspective and leading your days with a joyful and meaningful purpose!

Sincerely,
Cat Santangelo, President



Holiday Office Hours

December 24th & 25th Closed
December 26th Open 12:00 p.m. to 4:30 p.m.
December 31st Open 8:30 a.m. to 2:00 p.m.

Pool, Spa & Wader Closure

The Board recently approved the Pool, Spa & Wader to be resurfaced. This project is scheduled to start the week of February 4, 2019. It will take approximately 4 weeks to be completed. As we get closer to the date, reminder notices will be placed on pool gate and bulletin boards.

Street Parking

Please be reminded street parking is not allowed between the hours of midnight and 5:00 a.m. Be aware vehicles parked on the streets during this time are subject to tow at owners expense. The board will be enforcing this rule effective immediately, Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions. If you have company over we encourage you to have your guests use the Guest parking. During the allotted street parking period, please do not park immediately opposite a vehicle on the streets as this makes it difficult for emergency vehicles to get through our neighborhood.

Leash Your Pets

Please keep your pets leashed at all times when in the common areas. (CC&R Section 11.6 - Animals)

Alpine Woman's Club

13th annual Christmas in Alpine Home Tour
Saturday, December 15, 2018 10:00 am to 3:00 pm
Five beautiful homes this year for your viewing pleasure. Cost: \$30 in advance \$35 day of event.
Purchase tickets at Alpinewomansclub.org Postal Annex, 2710 Alpine Blvd. Alpine Garden & Gifts, 2442 Alpine Blvd. or... day of event 9:30 - 12:00
Alpine Woman's Club, 2156 Alpine Blvd. Proceeds will benefit The Alpine Woman's Club Scholarship, Preservation and Education Foundation.
Refreshments throughout the day at the Woman's Club. Please no children under the age of 13.

Trash Bins

Please remember to store your trash bins out of sight after trash has been picked up on Wednesdays.

Fruit Trees

Do you have too much fruit growing on your trees and don't know what to do with it? Remember you can bring the fruit to the onsite office to share with your neighbors. Thank you!



Crown Hills Annual Holiday Lights Contest

December 17th-21st

3 winners will each receive a \$50 gift card and a 2018 winner sign

To be placed in the front yard. If you would like to be a judge, please sign up at the office before 12:30 pm on December 14th.

One judge per household, please.

Winners will be announced on the bulletin boards on Friday Dec 21st at 12:30 pm. For more details please see onsite manager.

Did you know...

If you ever need help changing your Smoke Alarm batteries please know the Alpine Fire Department will gladly help you for *free!* Please call 619.445.2635 for assistance.

Recycling Bags

The San Diego County recycling department dropped off recycling bags and information packets for Crown Hills Residents. If you're interested, please stop by the office and pick one up.

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

Board Minutes Summary - November 27, 2018

Open Forum

Members in good standing were free to speak on any matter of interest to the Community. Each person was provided three minutes to speak. Members asked questions or commented on general community related landscape and maintenance matters as well as parking enforcement. All questions were answered to the satisfaction of the Members present. Members remained to observe the remainder of the meeting.

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Chief Financial Officer's Report

The Operating Account balance is \$27,711. The total Reserve Account balance is \$592,431. The Accounts Receivable balance is \$18,320. Monthly Income was \$62,253 with expenses of \$72,961. Total assets are \$639,860. A motion was made, seconded and carried to approve the financial report as presented for filing pending independent financial review.

Architectural Committee

Committee Chair Mike Wilmers was present to provide a report. There were five (5) new requests received. Five (5) had an initial review and approval. Four (4) finalized projects were reviewed and approved.

Landscape Committee

The Board reviewed a punchlist from a walk-thru inspection performed on 11/8/2018. Westwind has removed all of the dead and dying Acacia along the north side of Victoria Parkway and is in process of replacing with new plantings and irrigation. All work to date is to the satisfaction of the landscape committee. Several landscape upgrade proposals will be reviewed and considered pending funding availability.

Governing Documents Committee

Kruger Law Firm is in process of revising and updating the CC&R's and By Laws of the community with assistance of the Committee. A follow-up list of recommendations provided by the Committee have been presented to the Board for consideration and inclusion in the proposed restated documents. The additional recommendations will then be forwarded to Kruger for review, consideration and inclusion in preparing a final draft. The Board has committed to a timely response.

Pursuant to Civil Code §4270(a), an amendment to the CC&R's must be approved by the percentage of members required by the current existing CC&R's of Crown Hills which is at least 51% voting approval.

Unfinished Business

The approved proposals to resurface the pool, spa and wader and to bring all components up to code in the process is tentatively scheduled for 2/4/2019 and will take four (4) weeks to complete. The scheduling allows time work to be completed to limit any inconvenience to the residents.

New Business

A Member provided information and requested that the Board consider that one of the tennis courts have court lines added for Pickle Ball. This item has been taken under consideration by the Board and will remain on the agenda.



Hot Topics - Portable Fire Pits

Covered pits require a 10' clearance and uncovered pits require a 25' clearance from buildings and other combustible structures or materials. Make sure you have the cover on at all times while using your fire pit. Please never leave a fire unattended!

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

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

Attorney - Rebecca Ocain. Expertise in Family Law, Estate Planning, and Criminal Defense. Over 16 years of experience. 619.431.1076. rocaire@rebeccaocainlaw.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 - ****NEWS FLASH**** I lowered my CHOLESTEROL by 40 points.... Ask me how? 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 voltage lighting. Also Garage door springs. Randy 619.787.8987.

REALTY SERVICES

Contact Joe Brunold your Crown Hills Realty Expert - Original CH's owner who has been involved in more sales/listings in Crown Hills than any other agent. Our local Keller Williams office is on Alpine Blvd and not located down the hill call 619.322.9631. DRE0455812

Mike Wilmers Realtor, Genuine Home Team - Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage, Keller Williams East San Diego. Call 619-277-2232 BRE# 00872511

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.lisaruitteam.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.

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

Photography-Portraits, family & pets, home inventories, business, advertising, products, Experienced Professional: Contact Ted, t-walton@pacbell.net, 619.233.3913.

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 be 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 these requirements.

Crown Hills is not liable for nor recommends any listed 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.

New Year's Eve Party

**Come join the fun with
Crown Hills & Kiwanis Alpine
to bring in the New Year
December 31st at 7:00 p.m.**

Location: Crown Hills Clubhouse

1821 Victoria Park Terrace

Cost: \$10.00 per person, this fee covers
food, party favors and DJ.

**BYOB &
Dancing Shoes**



Kiwanis Alpine Please RSVP with Carl at 619-550-8667

Crown Hills Members Please RSVP with Elizabeth at

619.659.3520

We need a head count for appetizers and tables