



# Crown Hills Newsletter July 2025

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### Board of Directors

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**Director**  
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**Property Manager**  
Mark Sloan

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**Office Hours**  
Monday - Thursday  
8:30 AM. - 5:30 PM  
Friday 8:30 AM-12:30 PM.

**Newsletter-Editor**  
Crown Hills Office

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Walters-RealManage  
1.866.473.2573 select 2  
crohills@ciaramail.com

**Next Board Meeting**  
Crown Hills Clubhouse  
Tuesday, July 22, 2025  
6:00 pm

## President's Message

This month is going to be a very special one for me and I hope it is for all of you. We will be celebrating the Fourth of July - also known as Independence Day. It has been a federal holiday in the United States since 1941. This holiday became a major focus of leisure activities and a common occasion for family get togethers, often involving outdoor barbecues and fireworks. The most common symbol of this holiday is the American flag. Most of us will probably see or hear the national anthem being played at sports gatherings. I am pretty sure there will be lots of parades in different parts of San Diego. Speaking of parades, there will be one in our community that day starting at 10 a.m. Thanks to our neighbor, Jimmy Crampton of Alpine Kiwanis, who spearheaded this parade.

Fourth of July parades have been a long tradition in Crown Hills. Every year, until 2013, it was coordinated annually by a resident "Snake" Houghton. The parade is going to be a very welcome event for all Crown Hills residents. Expect a big crowd roaming around the community that day.



Last meeting, we had a guest speaker, Mr. Andrew Hayes, from the County of San Diego Office of Supervisor Joel Anderson. He spoke to all present about homeless encampments behind Verbena Terrace and Snapdragon Ln. A couple of weeks ago, some of the board members, including yours truly, walked down the hills behind Verbena Terrace. We saw lots of trash and garbage and evidence of an encampment. This poses a serious fire hazard. Mr. Hayes discussed programs that are available for those migrants. He suggested when the homeless are observed, notify local authorities immediately.

Mr. Andrew Hayes can be reached at Andrew.Hayes@sdcounty.ca.gov or call his direct line at 858.285.5669, El Cajon District office: 619.219.2470, or cell: 619.922.7208

I just want to remind everyone when picking up mail not to park/stop on front of the mailboxes. A few weeks ago, I witnessed a near accident when someone was backing out of a parking space and almost ran into someone's car parked in front of the mailboxes. It was close call.

*Very Respectfully, Tito Cruz, Board President*

### 2025 Annual Meeting & Election

The meeting will be held on Tuesday, September 23, 2025 at 6:00 p.m. in the community clubhouse located at 1821 Victoria Park Terrace, Alpine, CA 91901. There are three (3) open board seats up for election with a term of two (2) years each. At the close of the nominating period, there are three (3) candidates for three (3) open board seats.

Per California Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are Board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting. For our 2025 election, there is the same number of open positions and candidates. The Board vote will occur at the September 23, 2025 meeting.

### Guest Parking Areas

Reminder: guest parking spaces are designated for temporary visitor use only. Resident's vehicles may not be parked in guest spaces for more than 96 hours without a valid permit. **Any resident's vehicle parked in guest parking beyond this limit will be subject to towing at the owner's expense.**



**Note:** moving your vehicle from one guest parking spot to another will not help. Our security service records vehicles parked in all guest parking spaces each night.

### Clubhouse Facilities Important Reminders

Remember your guests may not use any of the common area facilities **without you being present!** Children 16 and under may not use the Gym without an adult present.

### Important Pool Rules

- ✓ If your children are not potty trained they may not use the big pool or Spa, only the Wader.
- ✓ You are allowed only 6 guests per household.
- ✓ No Alcoholic drinks are allowed in the pool area
- ✓ No Smoking is allowed
- ✓ Parents please make sure your teenagers are well behaved and know all pool rules.
- ✓ Don't prop open the pool gate.
- ✓ No Running or Diving
- ✓ No pool parties are allowed.
- ✓ Pool hours are from 5:00 am to 11:00 pm

### Private Pool Parties Are Not Permitted

Members may **not** have more than six (6) guests in the pool area at any time unless prior written approval is obtained from the onsite manager. (Rule 3.4) Alcoholic beverages are prohibited in the pool area. (Rule 3.7a)

### Soliciting

No Solicitation is allowed in the community. The Board does not authorize or promote any outside vendors or services in this manner. Do not engage with the solicitors and report the incident to local authorities, as this may be a scam.

### Weed Abatement Update

We know many of you are concerned about weeds behind your homes. Our landscape crew has been working hard, but due to the size and steep slopes in the community, they haven't been able to finish everything yet.

To speed things up, the Board has approved an extra crew to help get the job done faster. We appreciate your patience as we work to complete the weeding throughout the entire community as soon as possible. Thank you!

### Volunteer For a Committee!

Your Community needs more volunteers. While the office handles day-to-day tasks, home owners are what makes this community an amazing place to live. Please consider volunteering for a committee or special project

### Snake On My Property, What To Do

- ✓ Call the Alpine Fire Protection District at **619.445.2635**.
- ✓ When you call, advise that this is a public service snake removal.
- ✓ Be prepared to give you name, address, contact Information and location of the snake.
- ✓ Ensure that all children and pets are safely located inside the house.
- ✓ Keep an eye on the snake so the firefighters can find it when they arrive.

### Clubhouse Activities

- Wednesdays** - Card Games & Snacks 9:00 am  
Contact Hilde 619.659.8707
- Second Thur** - Garden Club  
Contact Hilde 619.659.8707
- Third Monday**- 4th of July Committee  
Contact Office 619.659.3520
- Fourth Tue**- CHCA Board Meeting 6:00 pm

### Hot Topic - Dogs Must Be Leashed at All Times

Dogs must be kept on a leash at all times while in the community. Recently, there have been reports of residents walking their dogs off-leash. While we understand the desire to give pets more freedom, this behavior is not permitted within our community. Our HOA rules are in place to ensure the safety and comfort of all residents - both pet owners and non-pet owners alike. Off-leash dogs, even when friendly, can make others feel unsafe, especially children, seniors, or those with their own leashed pets. It's also important to note that there are **no designated off-leash areas** in our community.

Please help keep our neighborhood safe and enjoyable for everyone by keeping your dog leashed at all times when outside your home or yard. Thank you for your cooperation!

## Board Minutes Summary - June 24, 2025

**Executive Session Disclosure** - The Board met in Executive Session and approved minutes from last session on May 27, 2025; discussed compliance and legal matters; homeowner correspondence; and third-party contracts.

**Andrew Hayes, County Supervisor's Office** was introduced. He reviewed the discussion he had with the Board regarding issues with homelessness in the area. Hayes asked the HOA to review area maps to verify what area is currently owned by Crown Hills so he can establish who owns the area where a homeless encampment has been reported.

**Approval of Prior Meeting Minutes** MSC to approve minutes of May 27, 2025, meeting as presented.

### **Financial Matters:**

MSC to accept board reports on finance and investments. All information from the previous management company has not been completed yet.

### **Committee Reports**

#### **Architectural**

There are currently 8 finalized projects and 9 new forms received.

#### **Landscape**

- ✓ RV Storage Lot outlets will be repaired this month.
- ✓ Behind Lot 12 or 13, people are cutting through to get to back slope. Gustavo is working on blocking the area. MSC to place rock in the area up to \$1,500.
- ✓ The gardeners continue to work on cleaning brow ditches and weeding. Weeding is ongoing.

**Pool/Spa** Spa and children's pool had to be drained for repair.

### **Unfinished Business**

**Storm Drain Repair Update** Process is almost complete. A video will be submitted to review completed work from Downstream.

**Insurance Renewal** California Fair Plan is \$6,906 and Burns & Wilcox Insurance is \$18,049.20. Total \$24,955.20. MSC to pay insurance bills.

### **New Business**

None.

### **Homeowner Open Forum**

- ✓ Homeowners expressed concerns about areas that are no longer being watered. Many urged that the water needs to be turned back on. It was discussed that laws are changing in the area to reduce water consumption. Grass is eventually all going to have to go. No decision at this time.
- ✓ Jim Caldwell noted the 4th of July parade is going to occur in Crown Hills. He asked to waive clubhouse fees for the parade. He requested some parade judges from the community. MSC to waive the cost of clubhouse use during the parade.



**Meeting Adjourned** - Next Meeting Date – July 22, 2025

## 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

**Notary Service** - Carol Shue. Call 619.219.1996

**Mobile Notary Services** by Sarah. 619.438.2993.

[mobilenotaryservicesbysarah.com](http://mobilenotaryservicesbysarah.com).

**Attorney** - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620

[lghianni@lglawsd.com](mailto:lghianni@lglawsd.com)

**Home Loans** - Many different home loan products including renovation loans. Great option for those remodeling. Mark Lindsay with Supreme Lending has been a resident since 2001. Give me a call! 619.838.1511

**MT Security & Investigation's** We offer Surveillance's and all types of Investigations. Training to get a guard card or Firearms permit available. Call 619.765.2222 or email [sdsecurityguards.com](mailto:sdsecurityguards.com)

**Wealth Management** - CCMi offers fee-only financial planning and investment management services for individuals and business owners.

[www.myccmi.com](http://www.myccmi.com) call 619.298.3993 or email [brian@myccmi.com](mailto:brian@myccmi.com)

### HEALTH & BEAUTY

**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)

**Beaded Jewelry** - Grand Opening of Igugu Beads! Fun and affordable jewelry! Unique earrings, necklaces, and lanyards. Sign up and get a 20% discount code. [www.igugubeads.com](http://www.igugubeads.com) [www.grastontecnicque.com](http://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.

**SAVVI Fitwear** - Men and women's workout, loungewear from a community based lifestyle brand. Marisol.thorn@yahoo.com or visit my site: <https://www.savvi.com/SeaSun>

### 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.

**Spa Repair** - Hot tub/Jacuzzi spa repair, parts and chemicals. 20+ years experience. Contact Mike Miller at 619.757.0070 or

[spa.partsonline619@gmail.com](mailto:spa.partsonline619@gmail.com)

**Solar** Contact Mario 619.654.6966 or email to

[mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

**Moser Construction:** Call Rick Moser at 619.247.2129 or via email

[Moserconstruction@msn.com](mailto:Moserconstruction@msn.com)

**Rattazzi Electric** - Owned & operated by Beau Rattazzi. 25 + years experience. Please call for a free consultation if you live in Crown Hills. 619.599.3136. CA LIC #868778.

### REALTY SERVICES

**Kathie Pelletier** - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. BRE #00903337 Call 619.445.1174 or 619.227.9092

**Jessica Wolf, Realtor** - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? [jessicawolf@bhhsca.com](mailto:jessicawolf@bhhsca.com) 619.250.0962

**Haywood Realty Group** - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

### 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 619.820.4406. [www.milesclassicalguitar.com](http://www.milesclassicalguitar.com)

### MISCELLANEOUS

**BOFFO Entertainment** - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: [www.boffoentertainment.com](http://www.boffoentertainment.com) 619.760.6304

**Back To Basics Tutoring** - My home or yours. Grades 1st-5th Emergency Credentialed Retired Teacher. Call Patti @ 619.820.3707.

**Original Hand-Made Items**, and original artwork. Search Pattimadegoods on [Etsy.com](https://www.etsy.com). or visit in-home studio. Call Patti at 619.820.3707

**Executive/Performance Coaching** - Got a personal or professional goal? Let's talk about it and get you some momentum in your career or business! Call Joe 989.640.0430, or [Joseph@momentacoaching.com](mailto:Joseph@momentacoaching.com)

**Yosemite Vacation Rental** - Minutes to Yosemite National Park & Bass Lake. Contact Gabriela [bookyosemitcabins@gmail.com](mailto:bookyosemitcabins@gmail.com) or [airbnb.com/h/yosemiteshiddenhaven](http://airbnb.com/h/yosemiteshiddenhaven)

**Caregiver Support Group** Join our supportive community. For more information Contact: Bob Soto 619.772.6464

## SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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 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.



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