



Crown Hills Newsletter August 2025

In This Issue

- President's Message 1
- From the Office 2
- Board Minutes Summary. 3
- Homeowners' Services..... 4

Board of Directors

President
Tito Cruz

Vice President
Mike Beraud

Chief Financial Officer
Cheryl Beatty

Secretary
Pam Price

Director
Wayne Buday

Property Manager
Mark Sloan

Crown Hills Community Office

Laura Arnold
1821 Victoria Park Terrace
Alpine, CA 91901
www.crownhills.org
619.659.3520
crowhills@ciaramail.com

Office Hours

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

Newsletter-Editor
Crown Hills Office

Emergency Contact
Walters-RealManage
1.866.473.2573 select 2
crohills@ciaramail.com

Next Board Meeting

Crown Hills Clubhouse
Tuesday, August 26, 2025
6:00 pm

President's Message

Hello Crown Hills neighbors!! Hope this newsletter finds everyone in good spirit. Time is really moving quickly. Pretty soon, we will all be walking around with jackets and sweaters. The weather has been nice lately as we head into August. It hasn't really been extremely warm, just perfect.

One thing I noticed though, there's been quite a few small fires all around us. The most recent one in the vicinity of La Posta, not that far away. I read that this one was actually wind driven. Fortunately, none of them got out of hand, thanks to the quick response of our dedicated firefighters.

Speaking of fires, if you don't have the app called, "Watch Duty", I highly recommend you download it. It shows the exact location of an active fire and announces evacuation warnings and more. I'm hoping the weather will stay as it is for a while so we can enjoy being outdoors a bit longer.

I would like to personally thank our landscape crew for all the hard work in the past few days weeding and trimming overgrown weeds all around the neighborhood. That was not a simple task.

I have been getting reports from our office manager about children under the age of 16 being in the gym and in our pools without adult supervision. Please make sure you are with your underage children in these areas around Crown Hills.

Lastly, I want to remind everyone to take a few minutes to check your smoke alarms. Change the batteries if you haven't done so in a long while.

Very Respectfully, Tito Cruz, Board President

Reminder: Storm Drains Are for Rainwater Only!

We've noticed an increase in residents disposing of dirty water, yard waste, dirt, and leaves into our neighborhood storm drains.

Storm drains are ONLY for stormwater.

Dumping anything else, such as dirty mop water, leaves, soil, or landscaping debris; is strictly prohibited.

Adjust your irrigation so there is no runoff into the drain system.

Remind your landscapers, carpet cleaners and any other vendors working on your property to properly dispose of waste.

Why it matters

Clogged drains can lead to flooding and costly repairs. Yard waste and dirty water can pollute our local waterways and harm the environment.

Please help keep our community clean and compliant by:

- ✓ Properly disposing of yard waste.
- ✓ Never pouring any liquids into storm drains.
- ✓ Using green waste bins or contacting waste services for pickup.

Your cooperation helps protect our infrastructure, environment, and neighborhood quality. Thank you for doing your part!

HOA Management

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.**

Neighborhood Common Area Slopes

Please be advised the community slopes are not to be used for any motor cross activity. If you see any motorbikes or bicycle activity on the common area slopes and ditches please report it to the onsite office at 619.659.3520 or email to crownhills@360hoa.com

Speed Limit is 20 MPH Please Slow Down!

The Community is reporting an increase of people ignoring the Stop signs and speeding. If caught, you will receive a violation and possible fines. Please be safe and obey the road safety rules. Your cooperation is appreciated.

Community Yard Sale

October 11th
8 a.m. to 2 p.m.
Save the date!

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.



Pet Waste

When walking your pets, please be careful they don't relieve themselves in homeowners yards. If they do, clean up after them. If your dog uses your back yard as a bathroom please clean it up promptly. Your neighbors don't need to smell pet waste, please be courteous.

Clubhouse Activities

- Wednesday**- Card Games & Snacks 9:00 am
Contact Hilde 619.659.8707
- Thursday** - Garden Club
Contact Hilde 619.659.8707
- Fourth Tue**- CHCA Board Meeting 6:00 pm

Hot Topic—Pool and Clubhouse Rules Reminders

To ensure a safe and enjoyable environment for all residents, please take a moment to review and follow our community's Pool and Clubhouse rules:

- ✓ **No Non-Potty-Trained Babies in the Large Pool:** For health and safety reasons, infants or toddlers who are not fully potty-trained are **not permitted in the large pool**, even with swim diapers.
- ✓ **Adult Supervision Required:** Children under the age of **16 must be accompanied by an adult (age 16 or older)** when using the pool or any clubhouse amenities.
- ✓ **No Wheels in Pool & Clubhouse Areas:** Scooters, bicycles, skateboards, and other ride-on toys or vehicles are not allowed in or around the pool deck or inside clubhouse areas for safety reasons.

Let's work together to keep our amenities clean, safe, and enjoyable for everyone. Thank you for your cooperation!

Board Minutes Summary - July 22, 2025

Executive Session Disclosure - Discussion was held about issues with landscaping and pool maintenance. Board meeting will be soon held to discuss Security and parking issues.

Committee Reports

Architectural - 6 new forms; 3 pending to approve, 13 projects pending to be finalized and 5 finalized approved projects were reported.

Landscape - Tree trimming - There is a long list of requests for trees to be trimmed. Heritage Landscaping has completed much of the work and is in the process of starting the rest. Landscapers first do their regular maintenance and then work on the list from homeowners. Homeowners are concerned about the slow progress.

Pool/Spa - A liquid drip system will be installed for the wading pool. Caulking needs to be repaired on the deck this winter.

Approval of Prior Meeting Minutes – Motion, second and carried (MSC) to approve minutes from the June 24, 2025 meeting.

Financial Matters

We have been with Walters for 90 days. A meeting will be set up with Mark to go over the accrual numbers with 360. MSC to accept the financials from Real Manage.

Financial Report: June RealManage 2025 Financial report was reviewed. June 30, 2025 balances:

| | |
|-----------------------------|----------------|
| Operating Account balance | \$94,088.00 |
| The Reserve Account Balance | \$1,111,486.00 |
| Total Assets | \$1,205,494.00 |
| Operating income | \$382,412.00 |
| Expense | \$414,349.00 |

Unfinished Business

Storm Drain Repair Update – The Board has reviewed the final report from DownStream. The storm drain repair is complete. Do Not dump hazardous materials into storm drain.

New Business

Brow Ditch Repairs at Lots 12/13: Some river rocks have been placed on the bank next to the culvert to deter walkers and bicycles from being near the brow ditch.

Well: At the bottom of the south well tank, there is a 3-inch crack. It appears that repairing it is not an option, and we will need a new tank. We are still getting bids and costs are still unknown. The other tank is working, and we are supplementing with city water.

Tree Cut Grant: The grant for fire prevention was NOT approved. Jason McBroom, Fire Marshal, can reapply in two years.

Homeowner Open Forum

- ✓ Tennis court lights are still needing improvement. The tennis court net needs to be repaired.
- ✓ Concerns expressed for trash pickup.
- ✓ Questions about grass mandates in HOA.

Meeting adjourned at 7:15 p.m.

Next Meeting date is August 26, 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.

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

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

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

www.myccmi.com call 619.298.3993 or email 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

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 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

Solar Contact Mario 619.654.6966 or email to mario.cabading@sunrun.com.

Moser Construction: Call Rick Moser at 619.247.2129 or via email 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

Haywood Realty Group - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

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 619.250.0962

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 619.820.4406. 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 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

Yosemite Vacation Rental - Minutes to Yosemite National Park & Bass Lake. Contact Gabriela bookyosemitcabins@gmail.com or 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

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.