



Crown Hills Newsletter September 2025

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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@ciramail.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@ciramail.com

Annual Board Meeting

Crown Hills Clubhouse
Tuesday, September 23, 2025
6:00 pm

President's Message

Hello Crown Hills!! I'm certainly hoping everyone's doing well and enjoying the nice days of summer. I should say we've been lucky that it hasn't been a real scorcher compared to last year. Many early mornings have been quite foggy lately. I also want to welcome all of you to the "ber" months with September being the first one.

Baseball season is more than halfway over and our home team, the Padres, are trying to keep up with the rival Dodgers, the division leader. Good luck to the Padres. I certainly hope they make it to the playoffs.

I just wanted to inform you that this will be my last and final Newsletter as my "tour" of being your President comes to an end. I have been serving the community for over 14 years. I volunteered to be on the board at the urging of a friend. I want to thank him for his support.

As President, I enjoyed communicating with everyone at our monthly meetings but for the most part I enjoyed my time serving the community in this capacity. Being the President is not really that difficult especially if you have caring and hard working Board members. I was very lucky to have served with all of them, past and present.

With that said, I would like to thank each one of them here: Cheri – for keeping track of our money; Mike – ensures the landscaping rules are enforced; Pam – for keeping the notes during and after our meetings, and lastly, Wayne – our jack of all trades. Of course I can't forget Laura. Thanks for keeping me up to snuff on all matters pertaining to the community. I do have to thank our onsite landscape leader Gustavo. His tireless effort along with his crew kept our community looking very nice. Thank you all very much for all the support you gave me. That's greatly appreciated.

There were indeed some challenging times, but we managed to get through all of them. Lastly, I want to thank all of you for all the support throughout my tenure. I greatly appreciated that very much. All I ask is to please continue supporting our Board members. I will miss you all, but see you around the community!!

Very Respectfully, Tito Cruz, Board President

2025 Annual Meeting & Election

The Annual Meeting of Members and Election is scheduled

Tuesday September 23, 2025
6:00 p.m.
Community Clubhouse
1821 Victoria Park Terrace, Alpine, CA 91901.

There are three (3) board seats up for election. Candidate forms were distributed to the membership. The candidate nomination deadline has passed. The number of candidates is the same as the number of open positions. This allows the Board to vote to seat the candidates by acclamation at the Annual Meeting.

Reminder HOA Dues Payment & Late Fee

To avoid a late fee and finance charges, please ensure that your monthly HOA dues payment is received at the onsite office not later than the 15th of each month. If you are mailing the payment, this must be mailed by the 10th of the month. Feel free to contact the onsite office if any questions 619.659.3520 or email: crohills@ciramail.com

Halloween 2025 Guards

Security Guards will be posted at all community entries. Only residents will be allowed to drive in the community during this time.

If your Driver License / ID does not have your Crown Hills address or you are planning to have guests, please contact the onsite office to be added to the list at crohills@ciramail.com.

If you don't have access to email, please turn in a handwritten request. **This information must be received in writing not later than October 30th at 4:30 pm. No phone requests.**

Please include homeowner's address and the name of the driver entering the community. If you are not on the list, guards will not let you in.

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
- ✓ Pool hours are from 5:00 am to 11:00 pm

Library Hours

The Crown Hills Library is open during office hours.

Monday - Thursday	8:30 am - 5:30 pm
Friday	8:30 am -12:30 pm

Exterior Lights

Please check your exterior lights to ensure they are not overly bright or directed toward neighboring homes.

Per the community's CC&Rs, Section 10.18 – *Exterior Lights*, All exterior lights and motion sensors must be installed so as to reflect light downward, away from the road or streets. The shining of lights towards or into adjoining lots should be avoided .

Community Yard Sale

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

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.

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

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—Debris Clean-Up

Several residents have been blowing yard debris in to the streets, drains and swales. This is not allowed. Residents are expected to collect their yard debris and place it in their green waste container for disposal.

The HOA does not provide street sweepers. The landscapers do not clean up homeowner landscaping. Please keep yard waste out of our streets, drains and swales. If you have a landscape service taking care of your yard, make sure they know not to do this! Thank you!

Board Minutes Summary - August 26, 2025

Meeting called to order at 6:01 by Tito Cruz, President.

It was noted that this is Tito's last meeting as President. The board thanked Tito for his 14 years of service on the Crown Hills Board.

Executive Session Disclosure - Board met to discuss issues in Crown Hills and spent a lot of their time discussing the budget. Plans will be made for a separate budget meeting.

Committee Reports

Architectural – 2 new requests were received. 7 projects were finalized.

Landscape – Flyer will be in the September newsletter regarding new watering regulations. Wayne spoke about the well repair. Pressure test will take place on Monday to see if repairs work. Special thanks to Wayne for the many hours he has spent on landscaping issues.

Pool/ Spa – Pool has lots of pine needles from due to yesterday's wind. Otherwise, no concerns

Approval of Prior Meeting Minutes Motion, Second and Carried (MSC) to approve minutes of last month's open meeting.

Financial Report

RealManage July 2025 Financial Report was reviewed. MSC to accept the financials from RealManage

July 31, 2025 balances:

Operating Account Balance	\$18,622.00
Reserve Account Balance	\$782,646.00
Accounts Receivable	\$19,950.00
Total Assets	\$802,818.00
Operating Income	\$447,874.00
Expenses	\$481,247.00

Unfinished Business

Tennis Court Lighting: Board approved repair for lighting on Tennis courts.

Downstream Repairs Warranty on storm drains is for 5 years; however, projected life of repairs is 50 years.

New Business

2025 Annual Membership Meeting and ballot is scheduled for our next meeting. Pam Price, Cheri Beatty and Ron Torres turned in nominating forms. For our 2025 election, there are the same number of open positions and candidates. Per California Civil Code, the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting. The Board vote will occur at the September 23, 2025, meeting.

Homeowner Open Forum

Pine Needles It was noted that the pine needles in the pool were a problem, due to the windstorm that occurred. Thanks to the several homeowners who came and helped remove the needles from the pool.

Sprinklers are still going off in the heat of the afternoon, which is not a good time. Gustavo is trying to get them to run during off hours. There are so many different zones. He tries to stagger the times for watering as best available.

Meeting Adjourned 6:35 by Tito Cruz.

Annual Meeting scheduled for September 23, 2025 at 6:00 p.m.

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.mycmi.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.