



# Crown Hills Newsletter October 2025

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## Board of Directors

### **President**

Michael Beraud

### **Vice President**

Wayne Buday

### **Chief Financial Officer**

Cheryl Beatty

### **Secretary**

Pam Price

### **Director**

Ron Torres

### **Property Manager**

Mark Sloan

## Crown Hills Community Office

Laura Arnold

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[crownhills@ciramail.com](mailto:crownhills@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](mailto:crohills@ciramail.com)

### **Board Meeting**

Crown Hills Clubhouse

Tuesday, October 28, 2025

6:00 pm

## President's Message

Hi, Crown Hills community. I'm Michael Beraud and I'm honored to step into the role of your new HOA Board President. My wife and I have called Crown Hills home for the past 28 years, and in that time, we've watched our community grow into a truly special place. Last year, I served as Vice President on the board and I'm grateful to the newly elected board members for nominating me to serve as President.

As Fall settles in, I'm excited to share some great things happening in our community. Mark your calendars! We've got some fun events coming up: our Community Garage Sale on Saturday, October 11th, the Halloween Decorating Contest, and our annual Trick-or-Treating on Friday, October 31st.

Please take a moment to read the article in the newsletter about Halloween night. Security guards will be posted at the entrances starting at 4:00 PM to help manage the flow of traffic throughout the community.

As a reminder, children will be crossing the streets, so please be alert, drive slowly, and help keep everyone safe. Let's work together to ensure a fun and safe evening for all.

Lastly, I want to thank the previous board for the dedication and service to our community. Their commitment has helped lay the foundation for continued progress.

Looking ahead, we know that there will be new challenges to address. As a board, we are committed to listening, learning, and working collaboratively on behalf of everyone that lives in Crown Hills.

Please don't hesitate to reach out with your ideas and feedback because your voice matters. I believe that together as a community we can make meaningful progress.

I look forward to seeing you at our monthly meetings.

Respectfully, Michael Beraud, Board President



## Halloween 2025 Guards

- ✓ Security Guards will be posted at Larkspur, Gentian and Hyacinth entries from 4:00 to 9:00 pm.
- ✓ Only residents and their registered guest 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](mailto:crohills@ciramail.com).
- ✓ If you don't have access to email, please turn in a handwritten request to the onsite office.
- ✓ **This information must be received in writing not later than October 30th at 4:30 pm. \*No phone requests will be taken\*.**
- ✓ Please include homeowner's address and the name of the driver entering the community.
- ✓ If you or your guest are not on the list, guards will not let you in.

## Halloween Etiquette Reminders

- ✓ Be respectful of people's property and do not walk across landscaping.
- ✓ Supervise your children during the event.
- ✓ When you run out of candy turn off your lights.

Beware of allergies, choose peanut free treats. **A teal pumpkin indicates** that the home has nonfood treats available for those with allergies.



## Suspicious Activity

If you see anything out of the ordinary, any suspicious activity, behavior, or suspect an unwanted presence, please immediately contact the Alpine Sheriff Department at 911.

## Autumn Yard Sale Saturday October 11, 2024

Hours 8 am to 2 pm. Clean up by 3 pm.



**Yard Sale** No personal signs are allowed on the property or along Victoria Park Terrace, but you can post the event on-line to bring in more shoppers.

## Crown Hills Holiday Decoration & Lights Contest 3 winners will be selected.

### Decoration & Lights Contest Voting Process

- ✓ Homeowners may submit their vote using the email [crohills@ciramail.com](mailto:crohills@ciramail.com). Or by submitting a written vote to the onsite office.
- ✓ One vote per household selecting 1st, 2nd and 3rd places.
- ✓ Voting period is between October 20th and 27th
- ✓ Please submit your vote to the onsite office not later than: October 28th
- ✓ All homes are eligible.
- ✓ **If you were a winner last year**, you will not be eligible for first place this year.
- ✓ Winners will be announced by November 4, on the bulletin boards.

Enjoy the Lights with family and friends! ...and vote!

### Contest Winners Prizes will be as follows:

1st Place - \$100  
2nd Place - \$75  
3rd Place - \$50

### Pool Heater

The pool heater will be turned off on November 3rd. The heater will be back on in the Spring.

### Please Be Considerate with Parking

We kindly remind all residents to use their driveways for parking whenever possible. Parking in front of neighbors' homes limits space for their guests and can lead to unnecessary frustration. Let's work together to keep our neighborhood respectful and accessible for everyone. Please be considerate of others' property and curb space.

### Clubhouse Activities

**Wednesday-** Card Games & Snacks 9:00 am  
Contact Hilde 619.659.8707

### Every 2nd Thursday of the month

Garden Club Starting 5:30 pm  
Contact Hilde 619.659.8707

**Fourth Tue-** CHCA Board Meeting 6:00 pm

## Hot Topic—Architectural/Landscape Change Application

We'd like to remind all homeowners to review the community's CC&Rs before starting any exterior home improvement projects. As outlined in the CC&Rs, **no improvements of any kind may be commenced, erected, or maintained within the property** until detailed **plans and specifications**—including front, side, and rear elevations, materials, and location, have been **submitted to and approved in writing** by the **Architectural Review Committee (ARC)**.

Please remember: Arch. Standards 9.1 (e) All work commenced or completed without ARC approval is subject to removal at the homeowner's expense and may be subject to fines.

Copy of the CC&Rs or the Architectural Application are available in the Crown Hills Website at [www.crownhills.org](http://www.crownhills.org) or contact the onsite office at [crohills@ciramail.com](mailto:crohills@ciramail.com).

Thank you for helping maintain the look and feel of our community!

## Annual Board Minutes Summary - September 23, 2025

Meeting called to order at 6:04 by Tito Cruz, President.

It was noted that this is Tito's last meeting as President. Tito was thanked for his service to the community as this is his last meeting.

**Approval of Prior Meeting Minutes** Motion, Second and Carried (MSC) to approve minutes of last year's Annual Meeting.

**As this is an Annual meeting, a quorum is required.** We need 1/3 of the homeowners present to make a quorum. The quorum was not met. However, the Bylaws requirement to call an Annual Meeting has been met. There was discussion about the need to have another meeting. Another Annual meeting would only need to be called if there was a need to vote for Directors positions. That is not the case.

**Report on the Ballot and Board of Directors Introduction.** It is noted that the election of officers is an uncontested election, as there are only three applications for the three open seats on the board. A vote by ballot is not required. Tito Cruz's term as president has ended and he is not running again. The number of candidates is equal to the number of open board positions. MSC to approve, by acclamation, the following members of the 2026 Board: Cheri Beatty, Ron Torres and Pam Price. Mike Beraud and Wayne Buday are continuing their current terms. Homeowners who were present at the meeting did not oppose the acclamation.

### Homeowner Open Forum

**Skunks** – One homeowner expressed concerns about skunks. It is recommended that the homeowner send an email to Laura and it will be acted upon.

**Meeting Adjourned** 6:35 by Tito Cruz.

Next meeting date will be October 28, 2025.

### Special Thanks

We would like to extend our heartfelt thanks to Tito Cruz for the many years of dedicated service on the HOA Board. We truly appreciate all you've done and wish you the very best in the future! It's not a goodbye, it's a see you later.



**Welcome Your 2025 HOA Board Members!** We're excited to announce the newly appointed Board Members for our Homeowners Association. As we begin a new term, we'd like to extend our appreciation to both our returning members and a warm welcome to a familiar face rejoining the board.

Please join us in congratulating your 2025 HOA Board:

- |                                  |                               |
|----------------------------------|-------------------------------|
| ✓ <b>President</b>               | Mike Beraud                   |
| ✓ <b>Vice President</b>          | Wayne Buday                   |
| ✓ <b>Chief Financial Officer</b> | Cheri Beatty                  |
| ✓ <b>Secretary</b>               | Pam Price                     |
| ✓ <b>Director</b>                | Ron Torres (returning member) |

We thank each of them for their dedication and commitment to our community. We look forward to a successful and productive year ahead!

## 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

**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.mycmi.com](http://www.mycmi.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

**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

**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

### 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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