



Crown Hills Newsletter November 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

619.659.3520

crohills@ciramail.com

New Office Hours

Monday - Friday

8:30 AM. - 5:00 PM

Closed: Saturday & Sunday

Newsletter-Editor

Crown Hills Office

Emergency Contact

Walters-RealManage

1.866.473.2573 select 2

crohills@ciramail.com

Board Meeting

Crown Hills Clubhouse

Tuesday, November 18, 2025

6:00 pm

President's Message

Once again, Halloween at Crown Hills was a great success!! There were so many creative costumes and smiling faces throughout the evening. Our community has become a favorite destination for Trick-or-Treating, thanks to its safe streets and friendly neighbors. Thank you to everyone who helped make it such a fun and memorable night.

I want to thank everyone who volunteers on committees, attends our monthly HOA meetings, and supports your neighbors in countless ways. Your involvement and kindness are what keep Crown Hills thriving. Every small act of generosity helps make our neighborhood a place where everyone feels welcome.

This season also reminds us to stay mindful of safety. As the evenings get darker and the weather turns colder, please take extra precautions around your home and the community. Outdoor lighting has been checked and upgraded where needed, but we encourage you to also ensure your doors, gates, and vehicles are securely locked. Always report any unusual activity to both the HOA office and the Sheriff so that we can keep everyone safe.

Happy Thanksgiving to all of our Crown Hills families!! May your day be filled with laughter, love and just the right amount of desert. Enjoy the season with family, friends, and neighbors.

Respectfully, Michael Beraud, Board President



Holiday Decorating Volunteers Needed!

Join us at the clubhouse on

Tuesday, November 18th at 9:30 a.m.

to help spread some holiday cheer by putting up decorations!

We'll also need volunteers again on

Wednesday, January 8th at 9:30 a.m.

to take decorations down.

Come lend a hand and enjoy some community fun! Please sign up or contact the onsite office 619.659.3520 or email: crohills@ciramail.com for details.

2025 Halloween Contest Winners Decorated Homes

1st Place: 2349 Columbine Dr.
2nd Place: 2362 Columbine Dr.
3rd Place: 2428 Larkspur Dr.



**Congratulations to all the winners
and participants in this fun event!!**

Last year winners, were not eligible for first place this year.

November 11th, Veterans Day



2026 Homeowners Monthly HOA Dues

Starting January, 2026 the HOA dues will be **\$265.00** and the RV Lot rental fees will be **\$70.00** for each vehicle storage and storage lockers.

Please make sure to update your payment information with your bank. If you have any questions, please contact the onsite office at 619.659.3520 or by email at crohills@ciramail.com

Reminder: Please Keep Gym Windows Closed

To help maintain a comfortable temperature and save energy, please keep the gym windows closed while the air conditioning is on. Remember to turn off the lights when you leave. Thank you for helping us keep our community spaces efficient and comfortable!

Barking Dogs

Please tend to your dogs. Don't allow them to bark for long periods of time. Please be courteous to your neighbors. A friendly reminder, excessively barking dogs are against the HOA Rules.

Reminder Street Parking

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. If you have guest and need extra parking, contact the onsite office to get a parking permit and have your guest park at any of the parking lots in the community.

Office Holiday Closure

Thursday November 27

Friday November 28th

Trash Holiday Schedule

Waste collection will not be affected during the 2025 holidays. Your trash will be picked up on Wednesdays as usual.

Sign Posting Guidelines

Please remember that the mailbox areas and community bulletin boards are reserved for official HOA notices only. Personal ads, lost pet flyers, or business postings should not be placed on or near mailboxes. Thank you for helping keep our community neat and safe!



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 - RV Storage Lot Gate System Replacement

We want to inform you that the motor operating the RV Storage Lot gate is broken. After inspection, we found that several internal components need replacement. Unfortunately, due to the age of the system, replacement parts are difficult to source—and even if installed, there's no guarantee the motor will function reliably.

Because this gate system is essential for providing consistent access to the RV Storage Lot, the Board has determined that **replacing the entire gate motor system** is the most effective and responsible solution. This proactive approach will help prevent interruptions to lot access and ensure long-term reliability for all users.

We appreciate your understanding as we move forward with this important upgrade.

Thank you for your cooperation.

Minutes Summary - October 28, 2025

Meeting Called To Order at 6:02 p.m. by Mike Beraud, President.

Executive Session Disclosure reviewed by Mark Sloane.

Committee Reports

Architectural - 4 new forms received, 2 approved, 9 are pending to be finalized.

Landscape - well, pump, installation. New well tank installed and operating. Replumbing in process.

Pool/Spa - Pool pump has been installed at a cost of \$3,500. We will be adjusting the pool temperature this weekend with the time change. The wading pool was also updated with an auto chlorinator.

Approval of Prior Meeting Minutes

Motion Seconded and Carried (MSC) August 2025 (No meeting in September)

Financial Matters

September 2025 Financial Report Real Manage MSC to approve the financial report from RealManage.

Period ending September 30, 2025

Operating Account balance	42,411.00
The Reserve Account balance	793,966.00
Accounts Receivable balance	13,327.00
Total Assets	850,005.00
Operating Income	575,562.00
Expenses	625,778.00

Unfinished Business

Question regarding ACH with adjusted assessment Homeowners noted that the automatic debit that was set up with previous management company does not carry over. Make sure that the auto payment is adjusted to the new HOA fees of \$265 that occur in January.

New Business

- ✓ Motion to procure 6 pallets of waddles not to exceed \$5,000. MSC
- ✓ Motion to purchase new water tank MSC
- ✓ Motion regarding installation of water tank MSC
- ✓ Termite Report – clubhouse. A report was presented regarding a termite inspection report that was recently completed. Cost of \$2,475. Board recommends that we receive at least another bid.

Policy Matters

Homeowner Open Forum

- ✓ Homeowner expressed concerns about installing a playground. She will give her name to be included in exploratory committee. The board and/or have the community vote on building the playground.
- ✓ Homeowner wanted to know when the bushes by the well will be trimmed.
- ✓ Homeowner noted that frequently the windows in the gym are left open, which leaves equipment open to theft.

Meeting Adjourned at 6:38 p.m.

Confirm Next meeting date – November 18, 2025

Notice Office Closure

Each Tuesday from 2 p.m. to 3 p.m.
the office will be closed for RealManage trainings

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.

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.mycm.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.grastontechnique.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

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

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

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.