



Crown Hills Newsletter December 2025

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Board of Directors

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Office Hours

Monday - Friday

8:30 AM. - 5:00 PM

Closed: Saturday &

Sunday

Newsletter-Editor

Crown Hills Office

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1.866.473.2573 select 2

crohills@ciramail.com

Board Meeting

Crown Hills Clubhouse

Tuesday, December 16,

2025 at 6:00 pm

President's Message

Dear Neighbors,

As we enter the holiday season and prepare to close out another year, I want to extend my sincere gratitude to each of you for helping to make Crown Hills a welcoming and vibrant place to live.

Looking back over the past year, I'm proud of the progress that we have made as a community. Much of what the HOA manages plays a vital role in keeping our neighborhood well-maintained and running smoothly. This year brought improvements to lighting on the tennis and pickle ball courts, updates to landscaping, important repairs in shared areas, repairs to the well, and a continued focus on long-term planning. Your feedback and cooperation have helped guide much of this work.

Our community Christmas tree and decorations are now officially up in the recreation room. Thank you to all of the volunteers whose hard work made this year's setup possible.

The decorations throughout Crown Hills have added so much warmth and spirit to our community. We hope that these displays add a little extra joy to your holiday season and serve as a reminder of the wonderful community spirit that we share.

I wish each of you a warm, safe, and peaceful holiday season. May the new year bring good health, laughter, and moments that you'll treasure.

Respectfully, Michael Beraud, Board President



2026 Homeowners Monthly HOA Dues Important Reminder

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. Payments dropped to the onsite office must be received early on the 15th of the month.

If any questions, please contact the onsite office at 619.659.3520 or by email at: crohills@ciramail.com



Crown Hills
Holiday Lights Contest
December 15th - 21st.

3 winners will be selected.

**2025 Decorated Homes
Holiday Lights Contest Voting Process**

- ✓ Last year winners, were not eligible for first place this year.
- ✓ Homeowners may submit their nomination using email crohills@ciramail.com. Or dropping your vote to the onsite office. Please include your address and the address for **1st.- 2nd.-& 3rd.** places and Honorable Mentions . All homes are eligible.
- ✓ **Voting period** is between December 15th through December 21st. Please submit /email your vote to the onsite office by **December 21st.**
- ✓ Winners will be announced by **Tuesday 12/23**, 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



Holiday Decorating Volunteers Needed!

Volunteers needed on **Thursday, January 8th at 9:30 AM** to take Christmas 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.

Trash Holiday Schedule

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

Office Holiday Closure
December 24, 25, 26
Thursday January 1st. 2026

Seasonal Safety Reminder

As we enter a time of increased theft activity, please remember to keep your home and neighborhood safe:

- ✓ Do not leave garage doors open, even for short periods.
- ✓ Lock all car doors—whether parked inside or outside.
- ✓ Secure all home doors and windows before leaving or going to bed.

A few simple precautions can help protect our community. Thank you for helping keep our neighborhood safe.



Holiday 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, park at any of the parking lots in the community. If parking for more than 3 nights, contact the onsite office to get a parking permit.

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 Application Reminder

Before beginning **any exterior change or improvement** to your home and to avoid violations, please remember that an **Architectural Application must be submitted and approved**. For full details, please refer to the **Architectural Standards and Rules**, available on the community website at www.crownhills.org, where you can also download the application form. Printed copies are also available at the onsite office. If you have any questions, please contact the onsite office at 619.659.3520 or email crohills@ciramail.com.

Thank you for your cooperation in helping maintain the aesthetics and harmony of our community!

Minutes Summary - November 18, 2025

Call to Order by Mike Beraud, President, at 6:01 p.m.

Executive Session Disclosure Mike gave a brief disclosure of items discussed in Executive Session, including delinquent accounts.

Committee Reports

Architectural – two new members of architectural committee were announced. Two new forms were submitted for retaining walls, and 7 projects were finalized.

Landscape Well pump installation.

Motion, second and carried (MSC) to replace this booster pump motor in an amount not to exceed \$8,500.

MSC to approve spending up to \$3,000 annually to hire a company to perform regular quarterly maintenance on the well.

Pool/ Spa – one light is off in the pool, it will be replaced. The deco-seal for the pool has been on hold.

Tennis Court – net update: Rather than purchasing new tennis nets, the two nets will be swapped. The net that is in the pickleball court is rarely used.

Approval of Meeting Minutes Open Session – October 28, 2025. The next meeting date changed to 11/18 instead of 11/25 MSC to approve minutes as corrected.

Financial Matters

October 2025 Financial Report Real Manage MSC to approve financial report for October.

October 31, 2025 balances:

Operating Account Balance	\$36,269.00
Reserve Account Balance	\$821,021.00
Accounts Receivable	\$12,507.00
Total Assets	\$857,289.00
Operating Income	\$640,203.00
Expenses	\$678,115.00

Unfinished Business

New Business

When a repair needs to be done quickly, the Board will do a vote by email to facilitate repairs being done in a timely manner. The Board accepts and ratifies the resolutions for the following matters handled via email vote and approval as a Board of Directors in unanimous fashion

RV Gate The Gate on the RV lot was damaged.

MSC to approve new gate opener for no more than \$8,000

MSC to approve replacing both the wheels on the gate and to replace the driveway loop for the gate to storage lot, not to exceed \$1,800 per job.

Termite Report – clubhouse Two quotes have been received, and the board will review when a third quote is received.

Tree Trimming will be starting in January. Mike announced that Gustavo is no longer working with Heritage. Tree trimming is a major cost of our HOA budget. MSC to obtain competitive bids for the necessary tree trimming.

Policy Matters

Homeowner Open Forum

A homeowner asked about our security patrol. The company comes once a night at different times. We currently pay \$1,500/month for this service. The board is considering other types of security. A number of questions by homeowners were discussed.

Meeting Adjourned at 6:45 p.m.

Confirm Next Meeting Date - **December 16, 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

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.mycemi.com call 619.298.3993 or email brian@myccmi.com

HEALTH & BEAUTY

Ashley Morgan Skincare Esthetician offering custom facials, brow tint and wax, dermaplaning, hydro machine. Men, women and teen facials. Specialize in acne. Skin Script & Face Reality retailer. 619.993.6829.

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.grastontecanique.com

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

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

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

Residents of Crown Hills are welcome to submit ads in writing or via email crohills@ciramail.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.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!



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.

Email: crohills@ciramail.com