



Crown Hills Newsletter January 2026

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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

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619.659.3520

crohills@ciramail.com

Office Hours

Monday - Friday

8:30 AM. - 5:00 PM

Closed: Saturday &

Sunday

Newsletter-Editor

Crown Hills Office

Emergency Contact

RealManage

1.866.473.2573 select 2

crohills@ciramail.com

Board Meeting

Crown Hills Clubhouse

Tuesday, January 27, 2026

at 6:00 pm

President's Message

Dear Neighbors,

Happy New Year!! I hope that everyone had a wonderful holiday season, filled with relaxation and quality time with family and friends.

The neighborhood looked incredible this holiday season with so many homes beautifully decorated. The lights, wreaths, and festive touches really brought our neighborhood to life and reminded me how lucky we are to live in a community where residents take pride in their homes and surroundings. These thoughtful touches help create a warm and welcoming atmosphere for all.

January is a great time to reflect on what makes Crown Hills special and to look forward to the opportunities a new year brings. It's a moment to appreciate our beautiful neighborhood, the pride that we take in our community, and the connections we share as neighbors. As we begin the year, the Board remains committed to keeping Crown Hills a welcoming, safe, and well-maintained community.

We truly value your input and encourage you to join our monthly meetings, share your ideas, and consider volunteering. Every contribution helps make Crown Hills a stronger, more connected community where we can all take pride in living. Together, we look forward to a year of continued growth, collaboration, and shared success.

Wishing you all a happy, healthy, and prosperous New year! Thank you for making Crown Hills such a special community.

Respectfully, Michael Beraud, Board President



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.

2026 Homeowners Monthly HOA Dues Important Reminder

Starting January, 2026, HOA dues are **\$265**

RV Lot rental fees are **\$70** for each vehicle storage and storage lockers.

Please make sure to **update your payment information** with your bank.

Payments made at 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 at:

crohills@ciramail.com

CONGRATULATIONS

Congratulations

Congratulations to the 2024 Holiday Lights Contest Winners!!

1st Place -2040 Snapdragon Lane.

2nd Place -1985 Larkspur Drive

3rd Place -2524 Columbine Dt.

Honorable Mentions:

2719 Lobelia Rd.

2326 Hyacinth Rd.

2468 Columbine Dr.

Thank you to the community voters!

First Place



Second Place



Third Place



Anna Klingensmith
Becky Schooler
Bob Massey
Carl Berry
Carmen Aguayo
Carol Shue
Cathy Buday
Chuck Ritchie
Diane Altamirano
Francine Ritchie

Hilde Hinchcliff
Jane Duggan
Gary Lane
Karen Ramey
Luis Aguayo
Marcie Berry
Mike Beraud
Tito Cruz
Tom Richardson
Wayne Buday
Liz Tiznado

Minutes Summary - December 16, 2025

The meeting was called to order by the Association President, Mike Beraud at 6:05 p.m.

Approval of Previous Minutes

Motion Seconded and Carried (MSC) to approve minutes of 11/18/2025 as presented.

Committee Reports

Architectural: Currently have received 5 new applications.

Landscape: There have been some issues with the well. Both storage tanks drained and well ran dry. They are still trying to determine what happened.

Pool/Spa: The mastic around the perimeter of the pool needs to be redone. We are looking at getting a second bid.

Tennis Court: New net installed. There was a problem with the timer on the pickleball court, and it has been resolved.

Financial Report

Financial Report from Real Manage MSC was accepted.

Period ending November 30, 2025

Operating Account balance	\$ 61,458.52
The Reserve Account balance	\$ 790,330.79
Accounts Receivable balance	\$ 22,888.64
Total Assets	\$ 851,820.53
Operating Income	\$ 985,089.99
Expenses	\$ 983,082.78

Unfinished Business

Termite Report on clubhouse. We have received two bids. MSC to pay up to \$5,000 to repair termite damage on clubhouse.

Asphalt spiking Asphalt has been buckling on streets in several areas. We are looking for another bid regarding removing trees. Jason, the Fire Marshall, will be meeting with board members in the near future.

New Business

- ✓ Homeowners were asked to participate in judging Christmas decorations.
- ✓ Problems with one of the three treadmills in the gym has been reported. MSC to have technician replace the broken treadmill with a rowing machine for a cost of \$1,200.

Homeowners Open Forum

- ✓ Homeowner asked about reserving two spaces near the mailboxes for those people picking up the mail. No decision.
- ✓ Another homeowner asked about the excessive noise from leaf blowers going off at 7:00 a.m.

Meeting adjourned at 6:25 p.m.

Confirm Next Meeting Date – January 27, 2026

Garden Club Invitation

Join our Garden Club for a special presentation with ecologist **Michael Shaw** as he shares insights on **native plants** and how they support a healthy, thriving community landscape. All residents are welcome! Community Clubhouse on Thursday, January 8, at 6:00 pm

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

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

Tax & Bookkeeping Service– Locally owned tax preparation and bookkeeping for individuals & businesses. Bonded, insured and certified. Call 619.454.4266 email: Marisela@luminaadvisorygroup.com

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

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.grastontechnique.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

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

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

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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.



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