



Crown Hills Newsletter February

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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

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1.866.473.2573 select 2

crohills@ciramail.com

Board Meeting

Crown Hills Clubhouse

Tuesday, February 24, 2026

at 6:00 pm

President's Message

Dear Neighbors,

The Board continues to focus on maintaining our property, addressing resident concerns, and planning responsibly for the year ahead. We appreciate the patience and cooperation shown by residents as projects and routine maintenance are carried out. It truly helps keep our community a place we can all be proud of.

We are currently working with the Fire Marshal and the landscape company to walk the community and identify trees and vegetation that may need to be trimmed back or removed in order to help keep our neighborhood safe and improve overall fire safety. This proactive effort is part of our ongoing commitment to reducing fire risk, protecting our homes, and maintaining a healthy, well-cared for community. We appreciate everyone's cooperation and support as we take these important steps together.

Bonnie Burchill, Fire Mitigation Grants Program Administrator, will be hosting an informational meeting at the Crown Hills Recreation Room on **Tuesday, February 10 th ,from 6:00 p.m. to 7:00 p.m.**

The purpose of this meeting is to provide information about the **Sunrise Fire Mitigation Grant** and to answer any questions you may have regarding eligibility, the application process, and available funding.

We encourage all homeowners to attend this important presentation and take advantage of this opportunity to learn more about fire mitigation resources available to our community.

Wishing everyone a Happy Valentine's Day and a wonderful month ahead.

Respectfully, Michael Beraud, Board President



Pool Closure Notice

To ensure the long-term safety and structural integrity of our facilities, the community pool, spa, and wader will be temporarily closed for necessary maintenance. We will be replacing the mastic (the sealant between the pool deck and coping) to prevent water from causing damage to the pool structure.

Closed Area: All pool area

Closure Dates: February 9th to February 12th

Reopening: February 13th

We understand that closures are inconvenient and we apologize for this interruption. This crucial, preventive maintenance will help prevent more significant issues in the future.

Thank you for your patience and cooperation.

Pool Heater

April 1st., the pool heater will be turned on and the umbrellas will be brought out. Although the temperature will be set to heat to 82, the heater cannot compete with cooler nights in Alpine. Until the weather warms up, the temperature may fluctuate. Visit the pool in the afternoons for warmest temperatures.

Common Areas

We've noticed some digging in the outskirt common areas to make bike ramps. Digging is prohibited and can damage the property and is unsafe. Parents please remind your children about safely riding in the streets only. Refer to Rules & Regulations "Use Of Common Areas Section" 4.6: Vehicular Traffic. Vehicular traffic, motorized or non-motorized, is restricted to streets only.

Dogs Must Be on a Leash

Per association's rules, dogs must be kept leashed at all times while walking through the community.



Help Us Keep Our Community Peaceful

The HOA has received multiple complaints regarding excessive dog barking throughout the neighborhood. Residents are reminded that nuisance barking is a violation of community rules. Please be mindful of your pets, especially during early morning and evening hours, and take steps to prevent ongoing barking. A little awareness goes a long way in keeping our neighborhood calm and enjoyable for everyone.



Save the Date
Community Garage Sale
Saturday April 11th.

Community Awareness

Residents are advised of a recent attempt to tamper with community mailboxes. No mail was accessed, and the issue has been addressed. Please remain aware of your surroundings, especially during late-night hours, and report any suspicious activity to local law enforcement. Thank you for helping keep our community safe.

Reminder: Pride in Landscaping

Spring is coming and weeds are starting to grow. Please help keep our community beautiful by keeping your landscaping free of weeds. Thank you for doing your part!

Garden Club Special Speaker

Come and join **Mr. Greg Rubin** on Thursday Feb. 12th at 6:00 pm at the Community Clubhouse and learn how to use Native Plants for Fire Resistant Landscapes. He is an author of The Drought-Defying California Garden and The California Native Landscape books. For more information contact Hilde Hinchcliff 619.659.8707.

New Architectural Requests

Remember you must submit an architectural application and be approved before any work can begin on the outside of your home. You may not start any project without approval first. New Homeowners please review the Community Architectural Standards, CC&R'S & Rules & Regulations. Visit the www.crownhills.org website for details.

Clubhouse Activities

Wednesday-Card Games & Snacks 9:00am
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 - Community Landscaping

Our community landscaping is maintained by a professional crew under the direction of the HOA. **Please do not interrupt or direct the gardeners,** as they follow approved plans that meet fire safety and landscape standards.

Common areas are HOA property!

Residents may not trim, remove, or alter plants in common areas without prior Board approval.

For questions or suggestions, please contact the HOA office at 619.659.3520 or email: crohills@ciramail.com Thank you for helping keep our community safe and well maintained!

Minutes Summary - January 27, 2025

Executive Session Disclosure – Mark noted that some legal matters delinquent accounts were discussed in the closed session.

Approval of Prior Open Meeting Minutes

Motion Seconded and Carried (MSC) to approve minutes from December 16, 2025, minutes as presented.

Committee Reports

Architectural: 6 new forms were received. 3 projects finalized.

Landscape: MSC to accept Heritage Landscaping contract for the current year.

Board members met with Jason McBroom, Fire Marshall and the owner from Heritage Landscaping to inspect trees in the community, mainly the areas in the parks and green spaces. They recommended a number of trees to be removed and several more need to be trimmed. The board will get a minimum of 2 bids to determine who will be doing the work.

Well Pump Installation - The new Well Company has started working as part of our new annual service contract. There were some minor issues, but at this time, the well and pump are working.

Pool/Spa:

- ✓ MSC to purchase new spa pump and motor from East Mountain Pool Supply, not to exceed \$2,500.
- ✓ The caulking around the pool and spa has been deteriorating for some time. MSC to accept bid from East Mountain Spa to replace mastic caulking, not to exceed \$2,500.
- ✓ The pool heater will be turned on April 1, and turned off on November 1.

Gym: The gym now has a refurbished rowing machine as well as having the treadmill repaired.

Tennis Court: The nets of the tennis courts have been replaced. A homeowner noted that one of the lines in pickleball courts needs to be redone. Laura will be working on that.

Financial Matters

Financial Report Real Manage MSC was accepted.
Period ending Dec. 31, 2025

Operating Account balance	\$ 42,138.
The Reserve Account balance	\$880,064.
Accounts Receivable balance	\$ 14,406.
Total Assets	\$933,528.
Operating Income	\$768,396.
Expenses	\$763,710.

Unfinished Business

Termite Report – Termite and fungus damage repair has been completed.

RV Gate has been repaired. The gate wheels and track are original. They are working now, so no further work will be done.

New Business

On February 10, from 6-7:00 p.m. there will be a meeting held in the clubhouse with a representative of Sunrise Powerlink Grants. Questions about applying for the grant will be answered at that time.

Policy Matters

Homeowner Open Forum

- ✓ New State guidance now states that an HOA cannot fine a homeowner more than \$100. The board is planning to continue to site people who are not keeping up their property.
- ✓ A question about whether artificial turf is no longer considered fire safe for yards was asked. We will check with the Fire Marshal about this.
- ✓ A question about conducting a survey to see homeowner's priority of use in community facilities.
- ✓ Bike riders tearing up the landscaping was reported. A note about this will be placed in the newsletter. Homeowners were encouraged to report the incidents to parents.

Next meeting will be held on February 24, 2026, 6:00 p.m.

Meeting adjourned at 7:01 p.m. by Mike Beraud.

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.

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.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.grastontecnicque.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

Jessica Wolf, Realtor - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? jessicawolf@bhscal.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 Patti made goods 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 bookyosemitecabins@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.