



# Crown Hills Newsletter March 2026

## In This Issue

- President's Message ..... 1
- From the Office ..... 2
- Board Minutes Summary. .... 3
- Homeowners' Services..... 4

## 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

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

### **Board Meeting**

Crown Hills Clubhouse

**Tuesday, March 24, 2026 at  
6:00 pm**

## President's Message

It's hard to believe that March is already here. With the days getting longer and the weather warming up, you can start to feel spring right around the corner. The extra daylight will make it easier to tackle small outdoor projects that we have been putting off. It's a great time of year to give our homes and yards a quick refresh.

If you are considering any exterior projects/updates, please remember to submit your plans to the Architectural Review Committee before starting work. The review process is not meant to be burdensome; it exists to help maintain consistency and protect the overall appearance of our community. Thoughtful improvements benefit everyone, and early communication helps projects move smoothly.

Thank you for your continued dedication to maintaining the beauty, safety, and spirit of Crown Hills. Your pride and cooperation are what make our community thrive.

With Saint Patrick's Day just around the corner, it's a perfect time to celebrate the friendships and connections that make our community so special. Thank you for all of the ways you contribute to keeping our neighborhood welcoming and vibrant. Wishing you a happy, lucky, and memorable spring.

Respectfully, Michael Beraud, Board President



## Update Your Contact and Tenant's Information

To help us maintain accurate records and ensure smooth communication within the community, we kindly ask all homeowners to log in to the RealManage portal at [realmanage.com](http://realmanage.com) and review/update your contact information.

If you have tenants in your unit, please also make sure their contact information is current in the system. Having updated information is very important so we can reach the appropriate parties when needed.

If you are unable to access the portal, please email your updated contact and/or tenant information to the onsite office at [crohills@ciramail.com](mailto:crohills@ciramail.com).



## Minutes Summary - February 24, 2026

### Executive Session Disclosure

Discussion was held regarding past due assessments. We ratified three contracts that are in process by vendors. They will be discussed later in today's meeting.

### Approval of Prior Open Meeting Minutes

MSC to approve meeting minutes of January 27, 2026.

### Committee Reports

#### Architectural

Only one request was received this month. It was to replace a garage door.

#### Landscape

- ✓ Well, pump, installation. Discussion was held regarding concerns about the well. Hydrocurrent will replace the well pump and motor and the booster pump and motor and additional parts. Up to \$25,000.00 was ratified. They are working on getting repairs done as soon as possible.
- ✓ A contract was signed with Willows Artistic Tree service to remove trees as discussed with Jason McBroom, Fire Marshall. MSC

#### Pool/Spa

The mastic around pool and spa was replaced and the pool was partially drained.

#### Tennis court

Update on video camera renovation was discussed to cover the tennis court, clubhouse and the parking lot. We will be looking into a contract for this.

### Financial Matters

Period ending Jan. 31, 2026

Operating Account balance	\$ 70,675.00
The Reserve Account balance	\$ 903,796.00
Accounts Receivable balance	\$ 11,723.00
Total Assets	\$ 986,194.00
Operating Income	\$ 70,800.00
Expenses are	\$ 54,803.00

Financial Report Real Manage -The board is hoping to get the Reserve total up to \$2 million. We are moving in the right direction.

### Unfinished Business

Asphalt spiking in the street – Jason McBroom and Heritage Landscaping and board members found that there are trees on Larkspur that are starting to buckle the road. No decision made.

### New Business

MSC to pay \$425 to Heritage Landscape to remove a section of the concrete on the swell by the entrance to Crown Hills.

### Policy Matters None

### Homeowner Open Forum

There was discussion about the motor home that is parked on the Parkway. There are now several cars parked on Victoria Parkway. From Gentian up the Parkway is no parking. There was concern that the security patrol is driving too fast. Board member Cheri asked about putting in post to report the speed of cars driving past. Cheri is interested in getting information about getting one of them. Homeowner found on Amazon Solar speed limit sign.

### Next Meeting Date – March 24, 2026

Meeting adjourned at 6:55 p.m.

## 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](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.mycm.com](http://www.mycm.com) call 619.298.3993 or email [brian@myccmi.com](mailto: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](http://www.igugubeads.com) [www.grastontecnicque.com](http://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](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

**Haywood Realty Group** - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

**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

### 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

**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)

**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](mailto: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.



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