



# Crown Hills Newsletter April 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

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

## President's Message

Dear Members of the Board and Homeowners,

It is with heavy heart that I submit my letter of resignation as President of the Crown Hills Community Association, effective immediately.

Due to ongoing health issues, I am no longer able to dedicate the time and energy necessary to fulfill the responsibilities of this role to the standard our community deserves. This was not an easy decision, but it is one I must make in order to focus on my recovery and well-being.

Serving as President has been a true honor. I am proud of what we have accomplished together and grateful for the support, collaboration, and trust shown to me during my tenure. I have every confidence that the Board will continue to serve our community with integrity and dedication.

I will do my best to assist with a smooth transition in any way that I am able.

Thank you again for the opportunity to serve.

*Respectfully, Michael Beraud, Board President*



## **HOT TOPIC - Community Safety Starts with You**

We have received multiple reports of vehicles not stopping at posted stop signs and exceeding the community speed limit of 20 mph. In addition, there are concerns about **unsafe use of e-bikes**, including speeding and racing by younger residents.

This is a serious safety concern that affects everyone. **Full stops are required at all stop signs**—rolling through is not acceptable. Reports indicate some vehicles are traveling **over 35 MPH**.

Our neighborhood is a shared space where children play, residents walk, and neighbors connect. **Speeding and failure to stop put lives at risk** and diminish the safety and comfort of our community. Parents are also encouraged to speak with their children about safe and responsible e-bike use.

Let's work together to keep our community safe, respectful, and enjoyable for everyone.

### From the Office

The onsite office will be closed from April 20<sup>th</sup> to 22<sup>nd</sup>. Laura is taking some days off and will return on Thursday April 23<sup>rd</sup>. If you need help during the office closure, please contact Real Manage customer care at 1866.473.2573 or send an email to [crohills@ciramail.com](mailto:crohills@ciramail.com).

### Board Vacancy - Call for Volunteers

The Board is seeking a volunteer from the community to fill a vacancy for the remainder of the term, which runs through the upcoming election in September. If you are interested in volunteering or would like more information about the role, please contact the onsite office before April 28<sup>th</sup>. Call Laura at 619.659.3520 or email [crohills@ciramail.com](mailto:crohills@ciramail.com)

### Roll Off Dumpster - Spring Cleaning

Crown Hills will have a 40-yard dumpster made available April 13th thru April 17th or until it's full. First come, first served. Residents only may dispose of bulk trash.

***No construction debris,  
electronics, tires, hazardous chemicals  
of any kind including paint waste  
will be accepted.***

See the onsite office for more details and to ensure your items will be accepted. This will be strictly monitored by management and our surveillance security cameras. Violators will be fined.

### RV Storage Registration & Insurance Update

Per Association Rules and RV Space Rental Agreement you are to submit your current registration and insurance of the vehicle you are renting space for. You can email it to [crohills@ciramail.com](mailto:crohills@ciramail.com) or drop them by the onsite office.

### Please Follow the Pool Rules

- ✓ **No pool parties** are allowed. 6 guest per home
- ✓ **No Alcoholic drinks** are allowed in the pool area.
- ✓ Parents, make sure your teenagers are well behaved and know all pool rules.
- ✓ **If your child is not potty trained** do not let him use the big pool or spa only wader.

Full list of rules at bulleting by office entrance or Crown Hills website.

### Spring Community Garage Sale

**Saturday April 11, 2024**

**from 8 a.m. to 2 p.m.**

You may set out sale items in your driveway. No items on the street please.

Be sure to have your driveway cleared by 3 pm.

The office will post signs along Victoria Park Terrace, please do not post personal signs.



### Garden Club Guest

**David Boucher** has been a Master Gardener since 2016. Organic vegetable gardening is his area of expertise. Join us on Thursday, **April 9<sup>th</sup> at 5:30 pm** to learn how to grow tomatoes and vegetables in your garden.

### Pet Rules Reminders

- ✓ **Barking Dogs**, please tend to your dogs don't allow them to bark for long periods of time, be courteous to your neighbors. Excessively barking dogs are against the rules.
- ✓ When your dog is outside your lot or when walking they must **always be on a leash**.
- ✓ Pick up dog waste! We have several dog waste pet stations for your convenience.

### Need Volunteers for 4th of July Parade

Volunteers are needed! If you would like to be part of the 4th of July parade committee, please join their next monthly meeting on April 27<sup>th</sup> at 5:30 pm at the Community Clubhouse. Call the onsite office at 619.659.3520 or email: [crohills@ciramail.com](mailto:crohills@ciramail.com)

### 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

**Fourth Mon-** 4<sup>th</sup> July Committee 5:30 pm

## Minutes Summary - March 24, 2026

**Executive Session Disclosure** – Discussion was held about some homeowner issues with dues, and discussed several key issues for third party contracts, including weed abatement and tree removal.

**Approval of Meeting Minutes Open Session** - February 24, 2026, there was a motion, seconded and carried (MSC) to approve previous meeting as presented.

### Committee Reports

**Architectural** - 13 requests have been submitted. 6 were finalized.

**Landscape** – Willow estimate, Verbena Erosion estimates. It was noted that \$30,000 of trees were removed. There was a mainline break that led to significant erosion in Verbena. Estimates were received for filling sinkholes, replacing and compacting dirt for approximately \$1950. It was noted that Heritage Landscaping will be hired to work on clearing perimeter areas, anticipated to be done in April.

**Pool/Spa** – Pool is going well. New pump had a leak, but it was repaired at no charge. If homeowners see a leaky valve, please report it to the office so it can be repaired.

### Financial Matters

We are hitting our budget goals and funding the reserve.

Period ending Feb. 2026

Operating Account balance	\$80,694.00
The Reserve Account balance	\$924,745.00
Accounts Receivable balance	\$ 14,790.00
Total Assets	\$1,019,609.00
Operating Income	\$ 74,279.00
Expenses	\$ 73,358.00

### Unfinished Business:

**Asphalt spiking** - some asphalts are spiking due to tree roots. It is being addressed.

**RV Gate Estimate and Repair.** A new motor was put in about 4 months ago, but there are concerns about the heavy weight of the RV gate. The board is looking into replacing it with a lighter weight gate.

**Well and Well Pump Project.** The well is working ok, and right now the booster pump installation, which has been approved, is being delayed while we fix the leaks in our irrigation system

**Replacement of CCT Camera Project.** Board is currently getting estimates about getting some cameras installed for security.

**New Business** - See Above

**Policy Matters** - None currently.

**Homeowner Open Forum** – There will be a 4<sup>th</sup> of July parade in the community. Linda Bustard has volunteered to take over the Inspector of Elections position. Marcie has another person who will work on the Architectural committee. Ellen Bitticks has also volunteered for Architectural committee. It was noted that there is now a pothole right at the entrance to Crown Hills. It needs to be repaired. Mark suggested that Heritage be contacted to see if they can patch it for now.

**Next Meeting Date** – April 28, 2026

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### Important Community Matter: Update Your Contact and Tenant's Information

It is necessary to 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](https://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 or drop your updated contact and/or tenant information to the onsite office at [crohills@ciramail.com](mailto:crohills@ciramail.com).

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### 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@lglaw.com](mailto:lghianni@lglaw.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](http://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@mycm.com](mailto:brian@mycm.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 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 [bookyosemitcabins@gmail.com](mailto:bookyosemitcabins@gmail.com) or [airbnb.com/h/yosemiteshiddenhaven](https://www.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



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](mailto:crohills@ciramail.com)