



Crown Hills Newsletter May 2026

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Board of Directors

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Cheryl Beatty

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Office Hours

Monday - Friday

8:30 AM. - 5:00 PM

Closed: Saturday

& Sunday

Newsletter-Editor

Crown Hills Office

Emergency Contact

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1.866.473.2573 select 2

crohills@ciaramail.com

Board Meeting

Crown Hills Clubhouse

Tuesday, May 26, 2026 at

6:00 pm

President's Message

As I begin serving as President of the Crown Hills Community Association, I want to take a moment to recognize and sincerely thank Mike for his dedication to our community. Mike has given a great deal to Crown Hills over the years, serving on the Board for multiple years and serving on our Architectural Committee. On a personal note, I am grateful for Mike's support, patience, and wisdom while serving on the Board, but I am even more grateful for our friendship. Thank you, Mike. 😊

I would also like to thank the other members of the Board for the time, effort, and care they put into Crown Hills. Much of what they do happens quietly behind the scenes, and it is truly appreciated. I especially want to thank Laura; we are fortunate to have you onsite and helping keep things running smoothly for our community.

We also have our upcoming Board elections, and we encourage homeowners to consider getting involved. Volunteers are important to keeping our HOA strong and moving in the right direction. If you are interested in running for the Board, please stop by the office and pick up an application.

As Memorial Day approaches, please take time to remember the men and women who gave their lives in service to our country. It is a day for gratitude, reflection, and respect for those whose sacrifice allows us to enjoy the freedoms and community we share today.

Happy Mother's Day to all the wonderful mothers, grandmothers, stepmothers, mothers-in-law, and mother figures in our Crown Hills community. May each of you feel celebrated, valued, and appreciated today and always. I also want to honor the mothers who are no longer with us, whose love, memories, and lasting presence continue to guide and bless us. Wishing all the moms in Crown Hills a relaxing and happy Mother's Day.

Respectfully, Cheri Beatty, Board President



Office Closure
Monday May 25th
in observance of Memorial Day



Community Improvements Update

We're pleased to share recent updates around the community:

- ✓ Completed landscaping weeding at the perimeter of the community.
- ✓ Repairs to the handrail at the clubhouse parking lot entrance for improved safety.
- ✓ Repaired lighting at the pickleball court.

Mulch Around the Community

Thank you to all residents for your patience during the recent mulch installation in our community's common areas. This work was completed to help improve landscaping and reduce weed growth.

We also want to reassure residents that we have consulted with the local fire authority regarding fire safety. Based on their guidance, mulch is considered safe for use in common areas if it is placed more than five feet away from structures respecting zone 0. This is consistent with current fire safety recommendations.

We appreciate everyone's cooperation as we continue to maintain and enhance our community's shared spaces.

Join the Celebration - 4th of July Parade & Committee Invitation

Our community's annual 4th of July Parade is just around the corner—and this year is extra special as we celebrate the 250th anniversary of America! We invite all residents to be part of the excitement by joining the Parade Committee. Help us plan and create a memorable celebration for everyone!

Committee Meeting: Tuesday, May 19 at 6:00 PM in the Community Clubhouse

Get Involved in the Parade!

Show your patriotic spirit by participating in the **Car & Float Decoration Contest**. Free entry and prizes will be awarded! For parade details and to sign up, please contact: alpine.kiwanis.event@gmail.com

RV Storage Registration & Insurance Update

Thank you to those who have submitted their RV registration and insurance! Some are still missing. Please submit your current registration and insurance information. You can drop them by the onsite office or email it to crohills@ciramail.com. Contact Laura if you have questions 619.659.3520.

Backyard Maintenance

We've recently received a few concerns from residents regarding the condition of some backyards in the community. Please ensure that pet waste is picked up promptly, weeds and overgrown vegetation are managed, and any unused or old furniture is properly stored or disposed of. We appreciate everyone's cooperation to keep our community a great place to live!

Clubhouse Activities

Wednesday- Card Games & Snacks 9:00 am
Contact Hilde 619.659.8707

Every 2nd Thursday of the month
Garden Club 5:30 pm
Contact Hilde 619.659.8707

Third Tue- 4th July Parade Committee 6:00 pm

Fourth Tue- CHCA Board Meeting 6:00 pm

Hot Topic: Amenity Use Reminder

Residents must always be present when guests are using community amenities (pool, gym, tennis and pickleball courts). Recent reports show non-resident guests using facilities without a resident present. This is not permitted and may result in appropriate action being taken for violations. Please review community rules and regulations on the website: www.crownhills.org and help keep our community safe and enjoyable for everyone:

- Always accompany your guests
- Dispose of trash, especially on courts to prevent hazards
- No scooters, bicycles, or wheeled vehicles in amenity areas
- Follow all community rules and be respectful of shared spaces

Thank you for your cooperation.

Minutes Summary - April 28, 2026

Executive Session Disclosure: Board met in April to discuss resignation of Mike Beraud. Cheri Beatty was elected to fill his vacancy. Mark reviewed the items discussed in Executive Session.

Approval of Prior Meeting Minutes: There was a motion, seconded and carried (MSC) to approve minutes of March 24, 2026, meeting.

Committee Reports

Architectural: Mark reported that there are 15 new requests, 14 have been reviewed and are complete.

Landscape: The mulch from the trees that were removed have been returned to the open spaces within the community.

Pool/Spa – The lights on pickleball courts have been fixed.

Events – 4th of July committee meets on the fourth Friday of every month. Homeowners are welcome to participate.

Financial Matters

Period ending March 3, 2026

Operating Account balance	\$ 75,731.00
The Reserve Account balance	\$ 969,256.00
Accounts Receivable balance	\$ 13,918.00
Total Assets	\$ 1,042,056.00
Operating Income	\$ 220,095.00
Expenses	\$ 186,192.00

Current Business

RV Gate Closure Discussion was held about repairing the RV gate. It needs to be determined that the gate itself may need modification, and the motor may need to be larger. MSC to repair/ rebuild gate for a total of \$4,000.

Pool pump is no longer working well. MSC to replace pool pump for no more than \$3000.

Items for Review

The board has determined that a regular schedule needs to be developed to keep track of the following items. The Board will be working on this in the near future.

- Landscape Reports
- Janitorial checklist
- Maintenance Report
- Annual Calendar
- Landscape Calendar

Homeowner Open Forum

There were questions about sending notices of compliance to standards within the community. A question was raised regarding putting mulch in some open space areas, and a homeowner was concerned it was a fire hazard. Fire Marshall will be contacted regarding this issue.

Next meeting Date – May 26, 2026, Adjourned at 6:28 p.m.

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 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.

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.mycmmi.com call 619.298.3993 or email brian@mycmmi.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

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 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 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