



Crown Hills Newsletter June 2026

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Board of Directors

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Chief Financial Officer

Cheryl Beatty

Secretary

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Office Hours

Monday - Friday
8:30 AM. - 5:00 PM

Closed: Saturday
& Sunday

Newsletter-Editor

Crown Hills Office

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1.866.473.2573 select 2

crohills@ciramail.com

Board Meeting

Crown Hills Clubhouse

Tuesday, June 23, 2026 at
6:00 pm

President's Message

Crown Hills Residents,

June is a busy and meaningful month in our Crown Hills community. We would like to wish a very Happy Father's Day to all the fathers, grandfathers, stepfathers, fathers-in-law, and father figures who give their time, guidance, support, and love to their families and those around them. We hope you are celebrated and appreciated, not only on Father's Day, but throughout the year.

We would also like to congratulate all our graduates. Whether you are graduating from kindergarten, elementary school, middle school, high school, college, trade school, or another important program, your hard work and dedication deserve to be recognized. We are proud to celebrate this exciting milestone with you and wish you continued success in the next chapter ahead.

Lastly, our upcoming HOA election is approaching, and this year we will have two Board positions open. Serving on the Board is an important way to be involved in the community, help make decisions, and contribute to keeping Crown Hills a beautiful and well-maintained place to live. We encourage homeowners who are interested in serving to consider running for one of the open seats. More information about the election process, deadlines, and candidate forms will be provided soon.

Respectfully, Cheri Beatty, Board President



Alpine Sheriff's Volunteer Patrol Presentation - June 23

Representatives from the Alpine Sheriff's Substation will attend our HOA Board Meeting on June 23. They are seeking community-minded residents age 50 and older, who are interested in volunteering to support local safety and crime-prevention efforts.

Volunteer responsibilities include:

Making vacation home security checks.

Visiting homebound (You are Not Alone-YANA)

Enforcing handicapped parking regulations.

Patrol in marked volunteer vehicles.

Assisting crime prevention with public presentations and in locating Alzheimer's patients.

All residents are welcome and encouraged to attend this informative presentation.

Summer Is Here!

Clubhouse & Pool Facilities Reminders

- ✓ Remember your guests may not use any of the common area facilities without you being present! Children 16 and under may not use the Gym or pool without an adult present.
- ✓ **Private Pool Parties Are Not Permitted**
- ✓ Members may not have more than six (6) guests in the pool area at any time unless prior written approval is obtained from the onsite manager. (Rule 3.4)
- ✓ Alcoholic beverages are prohibited in the pool area. (Rule 3.7a)

Pet Care: Before taking your dog for a walk, test the pavement with the back of your hand for a few seconds. If it feels too hot for your hand, it is too hot for your pet's paws. Thank you for helping keep our four-legged community members safe and comfortable during the warm summer months!



Attention: Backyard Maintenance

We continue receiving concerns from residents regarding the condition of some backyards in the community. Please ensure that pet waste, 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!

Join the Celebration - 4th of July Parade

Our community's annual 4th of July Parade is just around the corner. Help us plan and create a memorable celebration for everyone! **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, contact: alpine.kiwanis.event@gmail.com **Registration form** available at the onsite Crown Hills office.

Parade Route

July 4th Parking and Shuttle Guide



Gazebo for sale: New unused hard top metal gazebo 8 x 8 with curtains. For details, please contact: Sue 619.540.6574

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 5:30 pm

Fourth Tue- CHCA Board Meeting 6:00 pm

Hot Topic. - Tree and Landscape Maintenance Reminder

The HOA would like to remind homeowners of their responsibility to maintain trees, shrubs, and other landscaping in accordance with the Architectural Landscape Rules, Section 9.2(j)(3).

Homeowners are responsible for trimming and restraining trees, shrubs, and plantings so that vegetation does not encroach onto neighboring properties. In addition, vegetation along community streets must be maintained to ensure safety, adequate fire-engine access, street width clearance, visibility, and the overall appearance of the community.

Residents are encouraged to inspect their landscaping regularly and address any overgrowth before it becomes a concern. Your cooperation helps maintain the safety, beauty, and accessibility of our community. Thank you for helping keep our neighborhood attractive and safe for everyone.

Minutes Summary - May 26, 2026

Executive Session Disclosure: Noted items covered in Executive Session, including delinquency report and third-party contracts.

Approval of Prior Meeting Minutes: There was a motion, seconded and carried (MSC) to approve minutes of April 28, 2026, meeting.

Committee Reports

Architectural: 5 new forms reviewed and approved, 18 approved pending final. Finalized projects 13.

Landscape: Wayne talked about re-landscape in Victoria. A early rendering of the landscaping was shared among homeowners present. By 2029 grass cannot remain in Victoria.

Pool/Spa – Pool heater had a problem and has been resolved.

Events – Fourth of July Parade - Chairman reported the plans for the parade. Sons of American Revolution will lead the parade and will fire muskets as they begin their march. There will be announcers for the parade at the beginning and end of the parade.

Financial Matters

Period Ending April 30, 2026 (YTD)

Operating Account balance	\$81,704.00
The Reserve Account balance	\$959,123.00
Accounts Receivable balance	\$10,447.00
Total Assets	\$ 93,939.00
Operating Income	\$ 295,399.00
Expenses	\$ 264,786.00

Current Business

- ✓ **RV Gate** – The new motor that was installed was not working efficiently. Decision that the RV gate was too heavy and the motor would struggle. The gate has been modified and improved.
- ✓ **Security 101** is the company that maintains our key fob system and they have recommended a new repair for the gate. There are concerns about the most efficient way to maintain our fob system and security. MSC to pay no more than \$500 to a second company to determine the best way to solve issues with RV gate fob.
- ✓ **Annual Meeting, Board of Directors Election 2026** – RealManage has suggested the HOA hire Ballot Box to handle the election. MSC to spend no more than \$1,700 to hold the election with Ballot Box. Mark will check on how the votes get tallied.

Homeowner Open Forum

- ✓ There will be a speaker to discuss Alpine's Volunteer Sheriff Program and the services they provide, at the next HOA meeting in June. The group is also looking for volunteers to serve.
- ✓ Homeowners would like to have a CPR class. Tito will forward information on someone the office can contact to give a class.
- ✓ Homeowner is concerned the windows in the gym are often unlocked.

Next meeting Date Next meeting scheduled for June 23, 2026.

Meeting adjourned at 6:46 p.m.

Annual Meeting - Look for more election information in the mail, from Ballot Box

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@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

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

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](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

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