



Crown Hills Newsletter July 2026

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Board of Directors

Interim President

Cheryl Beatty

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, July 28, 2026 at
6:00 pm

President's Message

Hi Crown Hills,

As we settle into the heart of summer, I hope everyone enjoys our Fourth of July parade and have a wonderful time celebrating our nation's 250th anniversary with family, friends, and neighbors.

Whether you spent the day at home, with loved ones, or traveling, I hope it was filled with laughter, good memories, and appreciation for the freedoms and opportunities we share.

July always seems to remind us to slow down just a little. It's a time for warm evenings, beautiful sunsets, backyard barbecues, and enjoying everything that makes our Crown Hills community such a special place to call home. I encourage everyone to take a moment to get outside, wave to a neighbor, and enjoy the beauty that surrounds us.

As summer continues, we also look ahead to our upcoming Board election. This year, there are two open seats on the Board of Directors. Serving on the Board is a meaningful way to contribute to our community and help shape its future. If you've ever considered becoming more involved, I encourage you to learn more about the opportunity.

Wishing you all a safe, relaxing, and enjoyable July. Here's to making the most of the long summer days and the beautiful sunsets that remind us just how fortunate we are to live in such a wonderful community.

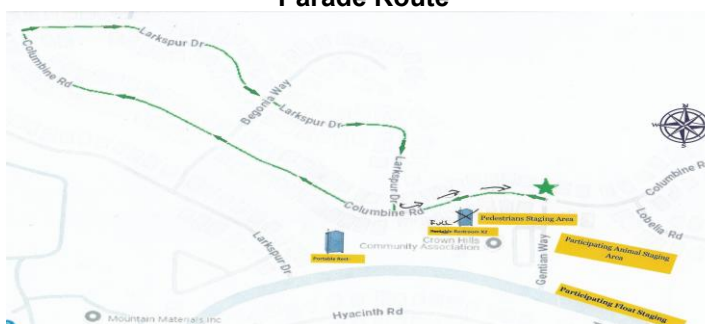
Respectfully, Cheri Beatty, Board President



Reminder of the 4th of July Parade

Our community's annual 4th of July Parade is this Saturday. Parade is scheduled to start at 10:00 am. Only Gentry Way entering will be closed starting at 9:30 am and remain closed to all but emergency vehicles until parade is completed.

Parade Route



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Board Elections Are Coming!

There are two open seats on the Board of Directors. If you'd like to help shape the future of our community and make a positive impact, we encourage you to consider serving. Nomination forms will be arriving in the mail soon.

Office Closure

The office will be closed on **July 3rd** and **July 10th**. For any Community Emergency please contact RealManage at 866.473.2573

A Friendly Note to Dog Owners

As the summer temperatures rise, we'd like to remind all dog owners to regularly clean up after their dogs in their backyards. We've received concerns from neighbors about lingering odors caused by dog waste, especially during the warm months. This simple act helps keep our community clean, comfortable, and enjoyable for everyone. Thank you for being a considerate neighbor and doing your part to maintain a pleasant living environment.

A Heartfelt Thank You

A sincere thank you to the Brooke family of Lobelia for their generous donation of a new trash can for the clubhouse hall.



Free Kitchen Organic Pail Giveaway

Starting **July 6, 2026**, residents can pick up a Kitchen Organic Pail. We have 100 pails available on a **first come, first served** basis, while supplies last.

Pickup Location: Onsite Office. Limit one pail per household. Stop by the office to pick up yours!



To Gym Users

The AC is always running. Please keep all gym windows closed and locked. Thank you for helping us maintain a comfortable and secure space.

Bulk Item Pickups

Bulk item pick is no longer free. There are extra fees for this service. Please call the onsite office 619.659.3520 to request bulk item service.

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: Caring for Our Community Amenities

Our community amenities are one of the many benefits of living here. Whether you're enjoying the pool, staying active in the fitness center, or spending time on the pickleball courts, these shared spaces are here for everyone to enjoy.

Over the past month, we have experienced several issues involving their use. We would like to take this opportunity to remind all residents that following the community's amenity rules helps keep these spaces safe, clean, attractive, and well maintained for everyone.

Please remember:

- ✓ Follow all posted rules and operating hours.
- ✓ Clean up after yourself and dispose of trash properly.
- ✓ Treat all equipment and facilities with care.
- ✓ Be respectful of your neighbors and other residents using the amenities.
- ✓ Report any damage or maintenance concerns to the management office as soon as possible.

The rules are not meant to limit your enjoyment. They are in place to protect these valuable amenities and ensure they remain in excellent condition for everyone who calls this community home. By working together and taking pride in our shared spaces, we can preserve the quality of our amenities for ourselves, our families, and future residents.

Thank you for doing your part to help keep our community a beautiful, safe, and welcoming place to live.

Minutes Summary - June 23, 2026

Executive Session Disclosure: Mark reviewed discussion of the board regarding delinquent accounts, some contracts as well as a personnel matter.

Approval of Prior Meeting Minutes Motion, seconded, carried (MSC) to approve minutes from prior meeting.

Committee Reports

Events - Fourth of July is planned. No further announcements.

Architectural – 8 new forms received, 5 of which have been reviewed and approved. 17 forms are pending to be finalized. 9 projects are finalized. .

Landscape – no new information. The well had some issues 2 weeks ago, and it has been resolved. We lost two days of watering.

Pool/Spa/Gym/Tennis Courts – Lots of people have been using the pool. There have been issues with the gate on the pickleball court. A homeowner is donating a new weight bench to be used in the gym.

Financial Matters

Financial Report May 2026 Real Manage, ending June 19, 2026. MSC to accept financial report.

Period ending May 31, 2026

Operating Account balance \$ 74,888.00

The Reserve Account balance \$ 985,252.00

Accounts Receivable balance \$ 8,103.00

Total Assets \$ 1,068,243.00

Operating Income \$ 368,587.00

Expenses \$ 336,947.00

Collection Actions Board has been pleased that we are 97% current on fees.

Current Business

RV Gate Closure RV gate is working well; the fob for RV gate was not reporting data. Halcyon Security replaced the wireless bridge and reconfigured the network controller. MSC to approve Halcyon invoice for no more than \$1,500.

Adoption of Election Rules. Election rules which were approved by the homeowners were presented to Ballot Box. Nomination forms will be mailed out soon by Ballot Box.

Security Equipment Replacement Halcyon has given a quote for replacing security equipment including moving the wires in the community room. We will be moving from having 8 to 13 cameras in the facility. Cameras will be placed behind the pickleball court and one in the hallway leading to the restroom. The board will meet with Halcyon regarding their bid and to have some questions answered in a separate executive meeting in the next few weeks.

Items for Review

Landscape committee would like to see a yearly plan for what will be done in the community. The landscape committee would like to meet with the board regarding the plans for Victoria Parkway. Janitorial checklist

Homeowner Open Forum

Homeowners expressed concern about kids on e-bikes and inherent dangers. It was suggested homeowners can take photos if they see the kids driving recklessly and send them to the office. We can then contact parents.

It has been reported that there are often unlocked windows in the gym. Rules in the gym will be posted, including kids having shoes on in the gym.

Discussion was held about painting the parking spaces nearest the mailboxes.

Homeowner noted that she had turned in a request for back slopes to be trimmed and they were done a couple of days later.

Next Meeting Date – July 28, 2026

Adjourn at 6:47 p.m.

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 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

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



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Email: crohills@ciramail.com