



Crown Hills Newsletter August 2026

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Board of Directors

Interim President

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Wayne Buday

Chief Financial Officer

Cheryl Beatty

Secretary

Pam Price

Director

Ron Torres

Property Manager

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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, August 25, 2026
at 6:00 pm

President's Message

Hello Crown Hills,

It saddens me that I have to address this issue in this month's newsletter, but I believe it is important. We are fortunate to live in a beautiful community with wonderful amenities, and it takes all of us to work together to keep them that way.

Unfortunately, someone recently spray-painted graffiti in the pool area. This type of vandalism is extremely disappointing and has no place in our community. We all share the responsibility of taking pride in our neighborhood and helping keep it beautiful.

Parents, if your children have access to your amenity fob, please take a moment to remind them that our community amenities are a privilege, not a right, and that everyone is expected to treat them with respect. A simple conversation at home can go a long way in reinforcing the importance of respecting our shared property.

I would also like to recognize and thank our onsite manager, Laura, for taking the time to remove the graffiti. We do not have a graffiti removal service, and rather than allowing it to remain, Laura took it upon herself to restore the area. We are grateful for her dedication and the pride she takes in caring for our community.

If you have any information about who may be responsible for the vandalism, please report it anonymously to management or a member of the Board. Protecting and preserving our neighborhood is everyone's responsibility, and together we can ensure it remains a community we are all proud to call home.

Thank you for your continued cooperation and for helping make our neighborhood a safe, welcoming, and beautiful place to live.

Respectfully, Cheri Beatty, Board President

A Note of Appreciation

The Association would like to extend our sincere thanks to residents, Mr. James Crampton and the dedicated volunteers on the Fourth of July Parade Committee for their outstanding efforts in organizing this year's parade. Their time, hard work, and commitment made the event a wonderful success. The parade brought our community together and was enjoyed by residents and visitors alike. Thank you, your efforts are truly appreciated.

Board of Directors Election Reminder

Our upcoming Board of Directors Election is just around the corner, and there are **two open seats** available. If you're interested in serving your community, we encourage you to submit a nomination form and consider becoming a candidate.

Nomination forms have been mailed or emailed with the stated deadline, September 30, 2026. Serving on the Board is a great opportunity to get involved, share your ideas, and help shape the future of our community.

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Recycled Trash Reminder

Please break down all the cardboard boxes, ensure all boxes are empty, place neatly inside recycled bin, close lid to keep them dry.

Why it matters: Improves driver safety, saves space in your container and prevents overage.

Thank You for Your Generous Donation!

A heartfelt thank you to one of our generous residents, to Mr. Joe Rider for donating a new exercise bench to our community gym. Your kindness and support help enhance our shared amenities and are truly appreciated. Thank you for investing in our community!

Spring Community Garage Sale
Saturday October 10, 2026
from 8 a.m. to 2 p.m.



Free Kitchen Organic Pail

We still have some pails available on a first come, first served basis. Come to pickup yours at the Onsite Office.

July 4th Vehicle Decorating Contest Winner!

Congratulations to the residents on Begonia Way for taking **1st Place** in this year's Fourth of July Community Parade Vehicle Decorating Contest! Thank you for bringing creativity, festive spirit, and community pride to this year's celebration. We hope everyone enjoys this winning entry!



Clubhouse Activities

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

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

Fourth Tue- CHCA Board Meeting 6:00 pm

HOT TOPIC-Community Reminder: Know the Rules - Help Protect Our Community Amenities

Our community amenities are a valuable benefit that belongs to all residents. Every homeowner contributes to their maintenance through Association assessments, and it is everyone's responsibility to help keep these shared spaces clean, safe, and in good condition.

We encourage all residents to take a few minutes to review the Association's CC&Rs, Community Rules, and Amenity Use Guidelines. Copies are available on the community website or may be requested from the onsite management office.

Recently, the Association has received an increase in reports of rule violations, including, but not limited to:

- ✓ Children riding bicycles, scooters, skateboards, and other wheeled devices inside the tennis courts
- ✓ minors driving golfcarts, bikes and e-bikes on landscaped common areas and lawns.
- ✓ Children who are not potty trained using the large swimming pool, creating health and sanitation concerns.

Please remember that residents are responsible for the actions of their household members and guests. When guests are using community amenities, the residents must accompany them and ensure they follow all Association rules.

To protect the community and its shared facilities, **violations of the governing documents and amenity rules may result in enforcement action.** Depending on the nature and frequency of the violation, enforcement may include

- ✓ the temporary suspension of amenity access through the resident's key FOB
- ✓ the assessment of applicable fines
- ✓ reimbursement to the Association for the cost of repairing any damage resulting from the violation

Thank you for helping maintain a safe, respectful, and enjoyable community for all.

Minutes Summary - July 28, 2026

Executive Session Disclosure Discussion was held regarding rules in the community and reviewed current projects. A separate executive meeting was also held on July 9 to discuss security issues, which will be discussed later in tonight's meeting. Member discipline and delinquent accounts were also discussed.

Approval of Prior Meeting Minutes – Motion, seconded, carried (MSC) to approve minutes from Open meeting of June 23.

Committee Reports

Events - Jim Crampton did a great job for 4th of July. Thanks to Jim and Kiwanis club.

Architectural . Two New forms were received and approved. 9 projects have been finalized.

Landscape – well pump, installation.

- ✓ Discussion was held about the recommendation of the landscape committee to plant three new trees. There were concerns about oak trees. Landscapers will be contacted regarding different types of trees to plant. No decision at this time.
- ✓ An estimate was received regarding landscaping the bottom portion of Victoria Park Terrace. No decision made.
- ✓ There have been some issues with the well. The well is currently working, and a purge valve will need to be replaced. The contract has been approved and is in process. MSC to approve invoice of Hydrocurrent for no more than \$3,000.
- ✓ Question was asked about the time the sprinklers run in some areas. Wayne explained that there are many cycles to water all areas in the community. There are so many valves to water, it takes time to cycle through.

Pool/Spa/Gym/Tennis Courts – The pool, spa, and children's pool are due to be resurfaced. County code has required some changes. We would like to have it done for next summer. Work needs to be done during cooler winter days. Estimates will be received later.

Financial Matters

Financial Report June 2026 from Real Manage. MSC to accept financial report.

Period ending June 30, 2026

Operating Account balance	\$ 58,010.00
The Reserve Account balance	\$ 1,021,985.00
Accounts Receivable balance	\$ 7,163.00
Total Assets	\$ 1,067,055.00
Operating Income	\$ 441,651.00
Expenses	\$ 428,713.00

Current Business

Halcyon -The board met on July 9 to discuss updating of security. MSC to sign contract with Halcyon to not exceed \$24,000. There will be a total of 13 cameras when we are done as well as a 32 channel recording system. Wires in the Community Room will be hidden. The fobs on pickleball courts should be working within 2 weeks.

Office copier replacement - MSC to replacing refurbished copier for no more than \$3,000.

Election of Directors and Rules - Mark discussed the upcoming election. He also explained the difference between elections by acclimation or by voting by mail. All ballots will be delivered via US mail.

Clubhouse Restroom Restoration - Discussion about the need to update the restrooms in the Clubhouse. No decisions made at this time.

Homeowner Open Forum Homeowners had questions about money being spent. Costs discussed are expected to come out of the reserve account. Questions were asked about the restroom renovation project. This plan has also been tabled. Tito stated that 3 elliptical machines in gym are not being used. He would like to see us replace it with a treadmill. He will provide more information at a later date.

Next meeting date – August 25, 2026

Adjourn 6:41 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



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