



Crown Hills Newsletter September 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

Mark Sloan

Crown Hills Community Office

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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@ciramail.com

Board Meeting

Crown Hills Clubhouse
Tuesday, September 22,
2026 at 6:00 pm

President's Message

Welcome to the "BER" months.

With the warm weather, many of us have been asking for a lot of our air conditioning systems lately. One of the easiest ways to help your A/C run more efficiently is to check and change your air filter. If you do not remember the last time you changed your air filter, now is the time. Our A/C unit lasted 26 years, my husband says it is because we change the air filter monthly!

If it has been a while since you changed yours, consider this your friendly reminder to show your A/C a little love! Also, write the date on your filter when you put the new one in!

Following the recent theft from our RV storage area, we understand that residents have concerns about the circumstances surrounding how access to the facility occurred. The incident has been taken seriously, and the Board continues to review the events and our security procedures. In the meantime, we suggest that residents periodically check on their RVs, trailers, and stored property, to make sure everything is properly secured, and report any suspicious activity.

Finally, our community needs your help. We currently have two open Board positions, and at this time, only one homeowner has submitted their name to serve.

Our community cannot operate without a functioning Board of Directors. The Board is responsible for making important decisions regarding our finances, common areas, maintenance, vendors, rules, and the overall direction of our association.

Serving on the Board is also a wonderful way to become more involved, learn more about how our community operates, and have a voice in decisions that affect all of us.

We truly need homeowners who are willing to step forward and help keep our community running smoothly. Please consider volunteering for one of the open positions. Your time and participation can make a real difference.

Very Respectfully, Cheri Beatty, Board President

A Neighborly Reminder About Our Trees

As we live in a high fire-risk area, fire prevention and defensible space remain important for our community. With homes located close together, vegetation on one property can impact neighboring homes, and tree branches may extend across property lines.

We kindly ask homeowners to inspect and maintain their trees, particularly branches that overhang neighboring properties, touch or approach structures, or create excessive vegetation near homes.

This is not about removing healthy trees unnecessarily. Trees are an important and beautiful part of our community. Regular trimming and maintenance help promote fire safety, protect property, and show consideration for our neighbors.

A little preventative care now can go a long way toward protecting our entire community.

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Board of Directors Election

Nomination forms have been mailed or emailed with the stated deadline, September 30, 2026. Send your form now if you are interested in becoming a Board Member. Serving on the Board is a great opportunity to get involved, share your ideas, and help shape the future of our community.

Ballot Box – Crown Hills Bylaws state the Board of Directors Elections are to be held in September each year. Due to the timing constraints having Ballot Box run our elections this year only, the new Board will be seated at the November Board Meeting.

Halloween 2025 Guards

Security Guards will be posted at all community entries on October 31st.afternoon. Only residents will be allowed to drive in the community during this time. Look for more details coming up in October's newsletter.

Halloween Decoration & Lights Contest

Voting period will be between October 19th and 28th If you were a winner last year, you will not be eligible for first place this year. More details coming up in October's Newsletter.

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

Community Garage Sale

Saturday October 10, 2026

The semi-annual community Yard Sale is coming
Hours are 8 am to 2 pm – clean up by 3 pm.

No personal signs are allowed on the property or along Victoria Park Terrace. You can post the event online to bring in more shoppers.

Community Improvements & Updates

We're making progress on several projects around the community to help keep our neighborhood cleaner, safer, and more welcoming.

Brush Abatement: Brush abatement work is underway and is expected to be completed this week. This work helps keep common areas maintained and reduces potential fire hazards.

Drainage Ditches: The drainage ditches around the community are being cleaned in preparation for the upcoming rain, helping keep water flowing properly and reducing the risk of flooding and drainage issues.

New Surveillance Cameras: New surveillance cameras have been installed to improve security and help keep our community safer.

Brighter Clubhouse Lighting: New, brighter lighting has been installed in the clubhouse, making the space safer and more comfortable for residents and guests.

Electrical Wires Removed: The electrical wires that had been hanging across the hallway have finally been removed, improving both the appearance and safety of the area.

HOT TOPIC- Help Protect Our Community Amenities

The Association continues receiving reports of rule violations, including, but not limited to:

- ✓ Children riding bicycles, scooters, skateboards, and other wheeled devices inside the tennis courts and around the clubhouse.
- ✓ Minors driving golfcarts, bikes and e-bikes on landscaped common areas and lawns.
- ✓ Children who are not potty trained in using the large swimming pool.

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

- ✓ Temporary suspension of amenity access through the resident's key FOB
- ✓ 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 - August 25, 2026

Executive Session Disclosure It has been reported that there was a long executive session, board discussed multiple contracts and discussed issues with RV lot and security company. We will be reconvening after Open Session to complete the agenda.

Approval of Prior Meeting Minutes – Motion Seconded and carried (MSC) to approve minutes of meeting of 7/28/26

Committee Reports

Events - Election. We have one person applying for a position on the board. There are two openings. Applications are due the 30th of September.

Architectural - 5 new forms received and approved. 11 projects approved pending to be finalized.

Landscape

- ✓ The board previously approved \$1,000/year for Landscape Committee to beautify the front of Crown Hills.
- ✓ MSC to approve no more than \$8,000 on brush abatement.
- ✓ Heritage landscapers will be working on the sidewalk in Last Park to repair damage from tree roots.
- ✓ The watering near walkway by tennis court will be changed to drip irrigation.

Pool/Spa/Gym/Tennis Court

- ✓ The pool needs resurfacing; we only have one bid. The board is looking at getting more bids for the work.
- ✓ MSC to spend \$2,950 for a refurbished treadmill and to remove the old treadmill.
- ✓ There is a concern that there was a 13-year-old using the gym by himself. Signage in the gym will be corrected to reflect users in the gym must be at least 16 years of age per HOA Rules.

Financial Matters - The most recent financial report completed Real Manage is

Period ending August 31, 2026

Operating Account balance	\$ 70,792.73
The Reserve Account balance	\$ 1,030,683.18
Accounts Receivable balance	\$ 7,583.41
Total Assets	\$ 1,109,159.32
Operating Income	\$ 515,201.11
Expenses	\$ 494,717.94

Collection Actions - Only 2% of homeowners are in arrears.

Budget - The board will have special meeting to review 2027 budget within the next two weeks.

Current Business

Halcyon - There are new bright dimmable lights in the clubhouse and the obtrusive wiring has been repaired. Halcyon is installing the new camera system for the property. Plans were reviewed with the homeowners. MSC to approve spending no more than \$2,000 for Halcyon to update the alarm system and replace the main hub for improved connectivity.

Elections of Directors and Rules - Mark reviewed the progress on electing two open positions on the board. There is currently one application submitted. If there are more than two candidates, there will be a vote. If there are only two applications for the open positions, the vote can take place by acclimation.

Bathrooms - Board discussed updating the clubhouse bathrooms. This project was discussed in the reserve study. No decisions made.

Asphalt in the parking lot for clubhouse may need to be resurfaced. No decisions made.

Homeowner Open Forum

- ✓ Some road damage was reported near Begonia, between the two Larkspurs. The board is going to repair a few places in the community when the parking area is redone.
- ✓ A question about the board policy regarding people using guest parking for a long time. It was noted that one homeowner has a 45 day permit for parking.
- ✓ There was a break-in in the RV lot. Homeowner was upset that he as an RV owner was not aware that a break-in occurred.

Next Meeting Date: Tuesday, September 2, 2026 at 6:00 pm. **Adjournment:** Meeting adjourned at 6:55.

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 bookyosemitecabins@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