



Crown Hills Newsletter October 2026

In This Issue

President's Message.....	1
From the Office	2
Board Minutes Summary.	3
Homeowners' Services	4

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, October 27, 2026

at 6:00 pm

President's Message

Hello Crown Hills Neighbors,

I cannot believe we are already heading into October! Even though Mother Nature apparently didn't get the memo that fall has arrived and we are still dealing with this heat, hopefully some cooler weather will be right around the corner.

October is always a fun month in Crown Hills, especially with Halloween decorations going up and families getting ready for Halloween. With Halloween right around the corner, please remember we will have lots of little ones walking through the community. Please slow down, be extra careful when driving, and keep an eye out for children crossing the streets.

If you are having guests, come into Crown Hills for Halloween, please **submit their names to the office on or before October 29th**. We will have **security at the entrances from 4:00 - 8:00 pm** to help manage traffic and make things easier for residents and their guests.

I also want to say thank you to everyone who continues to take pride in our community. Whether you are taking care of your home, looking out for a neighbor, reporting something that needs attention, or volunteering your time, it all makes a difference.

I hope everyone has a wonderful October, that some cooler weather finally finds us, and that everyone has a fun and safe Halloween!

Very Respectfully, Cheri Beatty, Board President



Daylight Saving Time Reminder

Daylight Saving Time ends on Sunday, November 1, 2026. Remember to turn your clocks back one hour before going to bed on Saturday night, October 31st.

HOT TOPIC- Annual Meeting Notice

The Association's Annual Meeting has been

rescheduled to Tuesday, October 27, 2026

This allows the Association to meet the required nomination notification and election process timelines for the community.

During the Annual Meeting, the new Board Members will be announced. All homeowners are encouraged to attend and participate in this important community meeting. We look forward to seeing you there!

Crown Hills News - Page 2

HOA Dues Increase - January 2027

Please be advised that effective **January 2027**, the monthly HOA dues will increase by **\$15.00**, from **\$265.00 to \$280.00 per month**. If you have automatic payments set up through your bank, please remember to update your payment amount to \$280.00 beginning January 2027. Thank you for your attention and cooperation.

Halloween 2026 Guards

Security Guards will be posted at community entries from 4pm to 8 pm.

Only residents will be allowed to drive in the community during this time. If your Driver License / ID does not have your Crown Hills address, or you are planning to have guests, please contact the onsite office to be added to the list at crohills@ciramail.com.

Requests **must be received in writing** no later than 5:00 pm on **October 29th**. No requests received after this day will be honored. If you don't have access to email, please turn in a handwritten request. **No phone requests accepted.**



Travel Trailer for Sale

2022 Forest River 22SWL Cherokee Alpha Wolf
Like new, rarely used. Stored in Crown Hills RV lot.
Call Bill 619.733.2645

Pool Heater

The pool heater will be turned off on November 2nd.
The heater will be turned back on in the Spring.

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

Yard Sale Hours: 8:00 am – 2:00 pm

Clean-Up: Please have all items and belongings cleared off driveways by 3:00 pm

We look forward to seeing everyone and hope you enjoy a great day of shopping, selling, and connecting with your neighbors! Thank you for your participation and cooperation.

Halloween Etiquette Reminders

- ✓ Be respectful of people's property and do not walk across landscaping.
- ✓ Supervise your children during the event.
- ✓ When you run out of candy, turn off your lights.
- ✓ Beware of allergies, choose peanut free treats.
- ✓ A teal pumpkin indicates that the home has nonfood treats available for those with allergies.

**Crown Hills Holiday
Decoration & Lights Contest**
3 winners will be selected.



Decoration & Lights Contest Voting Process

- ✓ Homeowners may submit their vote for best decorating using the email crohills@ciramail.com.
- ✓ One vote per household selecting 1st, 2nd and 3rd places.
- ✓ Voting period is between October 19th and 28th
- ✓ Please submit your vote to the onsite office by October 28th.
- ✓ All homes are eligible.
- ✓ If you were a winner last year, you will not be eligible for first place this year.

Winners will be announced by November 4, on the bulletin boards.

Enjoy the Lights with family and friends!
...and vote!

Contest Prizes are as follows

1st Place - \$100
2nd Place - \$75
3rd Place - \$50

Exterior Lighting Reminder

Before installing any **permanent exterior lighting**, please remember that an **Architectural Committee Approval Form is required.**

Exterior lights must be installed to shine downward and away from streets and neighboring lots. This includes permanent hardwired or solar lights, landscape lighting, and lights attached to outdoor living areas.

Submit an Architectural Application Form and obtain approval **before** installing permanent exterior lights.

Refer to Architectural Guidelines Section 9.2(l) for complete requirements.

Minutes Summary - September 22, 2026

Executive Session Disclosure Reina White reviewed disclosure in place of Mark Sloan.

Approval of Prior Meeting minutes Motion, seconded and carried (MSC) to approve the minutes of August 25, 2026.

Approval of Special Meeting Minutes MSC to approve the minutes of September 9, 2026

Committee Reports - Cheri Beatty addressed the theft from the RV storage. Communication to homeowners was not timely, even though information was not complete. The concerns expressed by homeowners regarding this incident are taken seriously.

Events - Halloween is coming. A quote for security for the evening will be voted on at our next meeting.

Architectural - 4 forms received, 9 were approved. 10 projects were finalized.

Landscape

- ✓ Brush abatement project was completed.
- ✓ Brow ditch by Snapdragon has been cleaned out and will need to be repacked and concrete will be added.
- ✓ Some trees will be added to Middle Park. MSC to spend no more than \$1,500 for a tree in middle park.

Pool/Spa/ Gym Tennis Court We are waiting for bids for pool resurfacing to get this major project started. A plumber has been hired to fix a small water leak near the pump room. It is anticipated that to re-fiberglass all the pools, including improvements, will be about \$100,000+.

Financial Matters

Financial Report Real Manage as of August 31, 2026

Operating Account balance	\$73,494.12
The Reserve Account balance	\$1,056,683.35
Accounts Receivable balance	\$ 7540.57
Total Assets	\$1,130,177.47
Operating Income	\$588,773.17
Expenses	\$553,066.94

Investment Policy/Recommendation. No specific recommendations.

Collective Action – MSC to authorize that a lien be recorded on the stated parcel.

Budget 2027 – A special 2027 budget meeting was held on September 8. Adjustments were reviewed to address rising costs due to inflation. MSC to ratify the 2027 budget as discussed in Executive Session. MSC to raise dues beginning January 2027 \$15 a month.

Current Business

Ballot Box update - Final notification was mailed to homeowners on September 9, 2026. There are two openings on the board. Carl Berry announced that he is volunteering to run for the board. It was recommended that the newsletter include information regarding the change in this years election.

Pool Resurfacing project was discussed will be part of the 2027 budget. The board is looking for additional quotes.

Clubhouse restroom renovation - The board is not pursuing this at this time.

Clubhouse parking lot - Board is pursuing bids to have parking lot repaved.

Homeowner Open Forum

- ✓ It was noted that people come very early to come into the community for Halloween and park their car in visitor parking, then drive their car around the community during the evening.
- ✓ It was recommended that we put an ad in Loving Life Alpine to receive bids for outstanding projects.
- ✓ It is recommended that if homeowners have information about a company to do the work that they notify Laura who will contact management company to vet the company.

Next Meeting Date October 27, 2026

Meeting adjourned at 6:42 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 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



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