



Crown Hills Newsletter November 2026

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Board of Directors

President
Cheryl Beatty

Vice President
Bob Soto

Chief Financial Officer
Ron Torres

Secretary
Pam Price

Director
Carl Berry

Property Manager
Reina White

Crown Hills Community Office
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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, Nov 24, 2026
at 6:00 pm

President's Message

Honoring Our Veterans
First and foremost, I would like to recognize Veterans Day on November 11. To all the veterans in our Crown Hills community, thank you for your service, sacrifice, and dedication to our country. We are grateful for the freedoms we enjoy because of the brave men and women who have served in our Armed Forces. We also recognize the families who have stood beside them and made sacrifices of their own. Your service will never be forgotten.

A Heartfelt Thank You to Wayne
I would also like to take a moment to thank Wayne for his time and dedication serving on our Board of Directors. Serving on the Board is a volunteer commitment that often requires more time and effort than people realize. Wayne has generously given both to help make Crown Hills a wonderful place to live. His contributions, willingness to help, and commitment to our community have been greatly appreciated. Wayne, thank you for everything you have done for Crown Hills!

A Halloween to Remember!
Well, Mother Nature certainly had her own plans for Halloween this year! Despite the rain, it was wonderful to see our community come together and make the best of a wet and spooky evening. The costumes, decorations, and excitement of the children reminded us why Halloween is such a special tradition in Crown Hills. A little rain couldn't dampen our community spirit! Thank you to everyone who decorated their homes, welcomed trick-or-treaters, and helped make the evening memorable. It's the participation of our residents that makes events like this so special.

A Season of Gratitude
As Thanksgiving approaches, I hope we can all take a moment to appreciate the many things we sometimes take for granted. We are fortunate to live in a beautiful community surrounded by wonderful neighbors, and we have much to be thankful for.

On behalf of the Board of Directors, I wish you and your families a wonderful Thanksgiving filled with warmth, laughter, and time spent with those you love.
Happy Thanksgiving, Crown Hills!

Very Respectfully, Cheri Beatty, Board President



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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.

Office November Holiday Closure

Wednesday 25, Thursday 26, Friday 27 and Monday 30. Back to regular office schedule on Tuesday December 1st.

Halloween 2026 Contest Decoration Winners

1st Place: 2524 Columbine
2nd. Place 2349 Columbine
3rd Place: 2345 Larkspur

Congratulations to all the winners and thank you for your participation.



Crown Hills Holiday Decoration Volunteers

Come join us at the clubhouse on ***Tuesday November 24 after 9 am to spread some holiday cheer by putting up Christmas decorations***.
Come lend a hand and enjoy some community fun.
Contact the onsite office 619.659.3520 or email : crohills@ciramail.com for details

Holiday Light & Decoration Contest

December 14th to 21st
3 Winners will be Elected
Details coming in December's Newsletter

Community Pool Resurfacing Notice

Please be advised that resurfacing work at the community pool is scheduled to begin in early December. During this time, the pool area will be temporarily closed and will remain closed until all work has been completed.
We appreciate your patience and understanding as we make these improvements to our community facilities. Additional updates will be provided as needed. Thank you for your cooperation!

Holiday Trash Collection

Your trash collection will not be affected during 2026 holiday season. Your trash will be collected on Wednesdays as usual.

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

Estate Sale

At 2452 Larkspur Dr. on November 13, and 14 from 9:00 am- to 2:00 pm.

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: HELP KEEP OUR COMMUNITY SAFE!

The safety and well-being of our residents, families, and pets are a shared responsibility. We would like to remind everyone of two important Community Rules that must be followed:

1. Motorized Bikes and Scooters

The use of motorized bikes and scooters in common areas can cause damage to community property and create potential safety hazards for pedestrians, residents, and children. Please follow all community regulations. Riding in prohibited areas or causing damage to common areas is not permitted.

2. Dogs Must Be Kept on a Leash

All dogs must be kept on a leash while in common areas and throughout the community. Allowing dogs to roam unleashed can create safety concerns for other residents, children, and pets.
Both matters are violations of our Community Rules. Residents who fail to comply may be subject to violation notices and further enforcement action in accordance with the governing documents.

We appreciate everyone's cooperation in respecting our community rules and doing their part to maintain a safe, clean, and enjoyable environment for everyone**. Let's work together to keep our community safe!**

Minutes Summary - October 27, 2026

Cheri recognized Wayne Buday for his service on the Governing Board. The Board announced that they were starting a Maintenance Committee of volunteers in the community and Wayne will be participating in that committee.

Executive Session Disclosure: Reina White reviewed the Executive session meeting. Approval of Prior Meeting minutes MSC to approval minutes for September 22, 2026 meeting.

Committee Reports

Events - Halloween, security will be present from 4:00-8:00 p.m. Homeowners are encouraged to vote on their choice for the Decorating contest, due on October 29.

Architectural - New forms received – 8; New forms initial reviewed and approved -2; Projects pending approval: 6; Finalized projects - 2

Landscape – A tree fell on a homeowner's property causing damage. The tree has been removed and their fence is being repaired.

Pool/Spa/Gym/Tennis court– The pool, spa and wading pool will be resurfaced with fiberglass in the winter. Details below.

Financial Matters

September Financial Report: As of September 30, 2026

Operating Account Balance:	$66,229.19
Reserve Account Balance:	$1,055,471.49
Accounts Receivable Balance:	$11,265.96
Total Assets:	$1,132,966.64
Operating Income:	$74,226.89
Operating Expenses:	$76,204.84

Net Operating Deficit for September: ($1,977.95)

Real Manage recommends that the Board approve the proposed accounting adjustments to clear the outstanding prior owner receivable and payable balances totaling $2783.90 resulting in net miscellaneous income of $2483.90. MSC to approve the financial report.

Current Business

Election of Directors by Acclimation –The appointed Inspector of Election, Lisa Schwartz, has submitted her report confirming all steps for the election have been completed. MSC to accept the Inspector's report and approve the election of Carl Berry and Bob Soto to the Board of Directors by acclimation.

Pool/Spa/Wading Resurfacing – MSC to ratify the board's prior unanimous written consent approving the contract with Pool Surfacing 2000, Inc, for a total project amount not to exceed $130,000.00. See attached flyer.

Tree Removal: MSC to ratify the prior authorization for emergency tree removal following the tree failure on October 17 in the amount of $1400. MSC to approve fence repair in the amount of $990.00

Halloween Security Proposal and Schedule: MSC to ratify the prior approval of the Halloween security proposal for October 31, 2026 providing three security guards for four hours each, at a total cost of $600,

Audit and Tax Proposal MSC to approve the engagement of Newman CPAs, P.C. for the fiscal year ending December 31, 2026 to perform the Association's financial review and federal and state tax preparation services in the amount of $1,600.

Brow Ditch Quarterly Maintenance: Heritage Landscapers repaired the brow ditch behind Snapdragon.

Landscape Enhancement Proposal – Victoria Parkway Renovation MSC to approve the proposal from Heritage Landscape Services, Inc for no more than $25,000.

Rule Change – Permanent Exterior Lighting. The board discussed making some rule changes in the community.

Trailing Acacia Jason McBroom, Fire Marshall, met with Wayne and others to review landscape in the "jungles" throughout the community, including near Hyacinth. He noted that "trailing acacia" is a big concern The area will have to be replanted to hold the slopes.

Homeowner Open Forum The tile colors addition, erosion control, possible rule changes, railing at the entrance to the parking lot and flexible posts, two new members of the ARC committee, and replacement of cracked roof tiles.

Next meeting date – November 24, 2026 at 6:00 p.m.

Meeting adjourned at 6:51 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.

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.grastontecnique.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@bhhscal.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. 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