



In This Issue

- > President's Message..... 1
- > From the Office 2
- > Minutes Summary 3
- > Monthly Topic 3
- > Homeowners' Services 4

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Next Board Meeting

Crown Hills Clubhouse
Tuesday, April 26, 2016
at 6:30 p.m.

President's Message

Spring officially came to crown Hills this past month. The pool heater was turned on and many homeowners came to use the warming water. Currently the temperature is 77-80 degrees and will rise as the daytime temperatures increase.

Many homeowners have questioned me about how projects are selected for funding. Our first priority is safety. Any unsafe condition that comes to our attention is being treated with urgency and funding is being allocated. The second priority is to review the physical status of our assets. Any asset that has been deemed at the end of its 'life' may be funded. Our third criteria is located in the Reserve Study. Our assets are reviewed and given a longevity rating in years. Those with no life expectancy left and are critical to the operation and enjoyment of our community will be prioritized and funding may be released based on the need. This reserve study summary is mailed to the owners annually.

The new clubhouse parking lot lights are being installed and should be operational by March 31st. These lights will provide more safety and illuminate the mailboxes. The new dance floor was recently installed and the office flooring will be installed by March 31st. Work on the roads is scheduled to begin on May 4th. Announcements will appear on bulletin boards and in the newsletter to provide you the most up to date schedule. If you have received Architectural approval to modify your driveway or do any landscape work that requires heavy equipment, I would encourage you to complete the work prior to the road resurfacing. If you have questions, please contact Candace. Lastly, our financial outlook is great. We don't anticipate any shortfalls this year and the recent audit showed no audit exceptions. This is tremendous news.

As we move forward with the tasks we have undertaken, I encourage anyone with suggestions to improve Crown Hills, put your ideas in writing and give them to Candace. She will forward the suggestions to the Board. On

behalf of our Board we want to Thank You for your support and understanding as we move forward to improve our community.

Respectfully

John Slatinsky



NEW! Neighborhood Watch Group



Crown Hills residents are now forming a Neighborhood Watch Program. The first meeting will be held on May 4th at 1:00 pm in the Community Clubhouse. One of our San Diego County Sheriffs will also be there. Check out this link to learn more about how you can help. www.sdsheeriff.net/documents/nw.pdf

Red Curb Painting

Great News! The County of San Diego, Department of Public Works has agreed to paint the curb at the corner of Larkspur Drive and Victoria Park Terrace. We hope that it helps drivers with a better view of on coming traffic and increased safety. The work will be completed sometime this summer.

Keeping Crown Hills Beautiful

Have you ever noticed how really clean the community looks? That's not just our hard working landscapers doing extra work. Long time residents actually walk around cleaning up other peoples trash and animal waste as well. They take pride in the community and would like to ask you to do the same. Please be sure to pick up all trash, clean up after your dogs and check that your guests are not leaving trash in the guest parking areas.

The Alpine's Women's Club

The Club is open to all Alpine women. Next meeting is April 19, 2016 at noon. The club meets at the Historic Alpine Town Hall located at 2156 Alpine Blvd., Alpine, CA 91901. For more information please contact Joanie Bogle at 619.328.5728 Website www.alpinewomansclub.org

Feeding The Wildlife

Just don't do it! When you feed the small critters, they attract the larger ones and snakes. Besides, they're already close enough. Keep our pets and kids safer by not giving the Coyotes and Mountain Lions a reason to visit. Your cooperation is greatly appreciated.

Snakes

The snakes are out! Please be cautious while walking trails and even in your back yard. Remember when hiding those Easter eggs not to put them where a snake may enjoy hiding. For Rattlesnake removal, call the non-emergency number for Heartland Fire at 619-441-1621 (24 hrs.)



Skate Boarding

On several occasions, the office has needed to ask skateboarders not to ride in the Community parking lot or on the sidewalks. Most are respectful but a few are not listening. If your child skateboards, please have a conversation with them about not riding in the parking lot or on the Clubhouse sidewalks. They cause damage to the curbs, it's against the rules, and it's dangerous!

Children's Books Needed

Gently used children's books are always in need. If you have book to donate the Community Library, please bring them to the office.



Children's Group is Starting!

With some terrific volunteer Story Readers and a little help from our resident parents, I am pleased to announce that we will be starting a new group! Join us for some fun and meet your neighbors.

Friday, April 8th
10 a.m. to 11 a.m.

Our first Story Reader will be one of our resident grandmothers, Peggy Pappani. Craft time to follow and then open play with blocks, puzzles and more! This group will be planned for ages 1 to 5 years old but all residents are welcome at this event.

Regular Clubhouse Activities

- Mondays** – Alpine Choral Rehearsal 7 – 9 pm
- Wednesdays** – Card Games & Snacks – 9 am
Contact Shirley 619.659.0562
- 4th Tuesday** – Open Board Meeting – 7:00 pm
- 3rd Wed** – Greater Alpine Fire Safe Council – 6 pm
- 3rd Thursday** – Book Club – 6:30 pm
- 3rd Friday** – Game Night – 6:30 pm
Contact Kathie 619.445.1174

Board Minutes Summary - March 22, 2016

President's Report - Please see the Presidents Message (Pg. 1)

Chief Financial Officer's Report

The Operating Account balance is \$97,378.07, the Reserve Account balance is \$898,633.98 and the Accounts Receivable balance is \$5,912.00. Pre-paid Income totaled \$22,572.54. Monthly Income was \$60,088.00 with expenses of \$62,288.00 for a net of (-\$2,200.00). Total assets as of 2/29/2016 is \$979,745.53

Committee Reports

Architectural – Twenty (20) new requests have been approved this period. Five (5) prior approvals were finalized this period.

Landscape – Pacific Green is now conducting monthly walkthroughs and providing reports of problem areas in a timelier manner. Western Tree Service is currently working on previously approved tree trimming and removals. All debris shall be cleaned up to the full satisfaction of the Board prior to any final payment made. The Board reviewed a proposal from Pacific Green to remove the pest damaged turf area along the north side of Victoria Park Terrace and install (20) cubic yards of mulch in its place.

Unfinished Business

Community Asphalt Repair/Replacement Update - The asphalt repair/replace project schedule and instructions have been obtained from the asphalt consultant. An information notice was reviewed and will be sent to the residents. Follow-up notices will be issued as individual streets are scheduled.

Clubhouse Parking Lot Lighting Proposals - Two (2) 4-head parking lot pole lights are being installed.

Monitoring Camera System Update - Security 101 is scheduled to replace the video surveillance system.

Clubhouse/Office Flooring Replacement - Village Carpets has replaced the Clubhouse dance floor and the office is scheduled for next week.

New Business

Legal Retainer Review - The Board approved the proposal from Kriger Law Firm to provide legal services on a retainer basis for an annual cost of \$1,000.00.

Sidewalk Trip Hazard Removal - The Board reviewed a proposal from Trip Busters to grind flush all areas of raised concrete sidewalk and resurface throughout the community to eliminate trip and fall liability.

Hot Topic - Asphalt Street Repair/Replacement Time Frames

Here is an outline of the process for the work. Notices will be distributed showing the exact dates and times for your street as the work draws near. Please plan ahead during these delays. (Dates to come)

Access to your driveway will be affected on different occasions:

- ✓ 1 hour delay when workers are completing the dig-out directly in front of your driveway.
- ✓ 10 to 15 min delay when the workers are grinding the edges directly in front of your driveway.
- ✓ Pavement fabric and asphalt overlay will be approximately 7 a.m. to 4 p.m. with no access to your driveway until after 4 p.m. that day.

Other access delays:

- ✓ The Community Building parking lot will be closed for 1 day of work and then 1/2 day of striping.
- ✓ The RV Lot will be closed for approximately 10 days for repairs, sealing and striping, all vehicles must be removed for this process & no access to storage lockers will be allowed.

Thank you in advance for your anticipated cooperation!