



# Crown Hills Newsletter August 2016

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## Board of Directors

### **President**

John Slatinsky

### **Vice President**

Tito Cruz

### **Secretary**

Cathy Santangelo

### **Chief Financial Officer**

Bob Soto

### **Member-at-Large**

Casey Myers

## Crown Hills Community Office

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### **Office Hours**

Monday –Thursday

9 am to 5 pm

Friday

9 am to 12:30 pm

### **Newsletter-Editor**

Professional HOA Consultants

### **Emergency Contact**

Professional HOA Consultants

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## Next Board Meeting

Crown Hills Clubhouse

Tuesday, August 23rd 2016

at 6:30 p.m.

## President's Message

THE FIRE SEASON IS UPON US. The months July through October are the height of our fire season. If you have NOT read the Crown Hills Disaster and Safety Manual, please take a few minutes to study it. Pay particular attention to the sections on grab and go boxes and evacuation routes. This manual can be found on the Crown Hills website. Please use extreme caution when using power equipment on your property.

Our new landscape company is working very hard to repair multiple cracked pipes and adjusting sprinkler heads. I am happy to report Westwind Landscaping is working to get a list of delayed landscape trimming and plantings done. They begin work at 6:30 AM due to the heat and will not operate power equipment until after 7:00 AM.

The road repairs are all complete and Joe is currently working to get the asphalt by the well removed as soon as possible. This matter is a paving company issue and it will take a little time to get it resolved to our satisfaction. Please be patient.

The current fencing around the pool will be replaced with a 6 ft. fence with straight pickets on top. Additional height will also be added to the brick wall and equal to the new fence height, to keep people from jumping the wall and fence after hours.

Several leaks in the clubhouse are being addressed and should be repaired in the next few months. These leaks are hard to find as water travels to the lowest point. If you notice any leaks, please report them to Candace. Soon we will begin tracing all the drains in the pool area and clubhouse to prevent flooding we saw last winter. If you want to work on any of the standing committees, please contact Candace at the onsite office.

Respectfully,

*John Slatinsky*

President

# Happy Summer!



## Volunteer For a Committee!

Your community needs more volunteers. While the office handles day-to-day tasks, home owners are what makes this community an amazing place to live. Please consider volunteering for a committee or special project.

## New Towing Company

On August 15th, our new towing company will be Western Towing. They will patrol for vehicles left on the community streets between midnight and 5 a.m. If your vehicle has been towed, please call 619.297.8697.

## Dropping Payments in the Office

Please note that payments dropped off in the office will experience a processing delay. For quickest payment processing, please mail check or money order with account number to: PO Box 80112, City of Industry, CA 91716.

## Speeding & Running Stop Signs

Still, many reports are coming in of people speeding and not stopping at stop signs. For the safety of everyone, please slow down and obey stop signs. You could save a life!

## Destruction of HOA Landscape/Property

It is against the rules to plant or remove any common area landscape. If you have a concern, please report it to the onsite office. Do not alter the landscaping. If you are unsure of your property line, the office may be able to assist you with measurements.

## Grass Areas

Yes! After much irrigation adjusting, the grass areas will be green again very soon. The office has received many concerns about the browning grass. We wanted you to know it is being cared for and you will see the beautiful green grass restored very soon.

## New Pool Fence

The Crown Hills pool will be getting a new metal pool fence with straight pickets along the top. The fence is due for replacement and this new fence will help to deter people from climbing over.

## Do Not Feed the Wildlife

There has been an increase of squirrels, gophers, rats and rabbits in the greenbelts. The efforts to control the rodent population are being contradicted by residents leaving food out. Even bird food that falls to the ground is good eating to these rodents and they are destroying the landscaping. Please clean up after any bird feeders frequently and do not leave any food sources out (pet bowls, food scraps, etc.)

## Announcements

The funeral service for Eleanor LoCicero will be celebrated on September 17 at 11:00 a.m. at the Queen of Angels Roman Catholic Church 2569 W. Victoria Dr., Alpine CA 91901

It has been reported that Elvira Storms has passed away, our deepest condolences go out to her husband, Rick Storms, and their family.

## August Calendar of Clubhouse Events

**Wednesdays** - Card Games & Snacks - 9 am  
Contact Shirley 619.659.0562

**8/17 Wed.** - Alpine Fire Safe Council 7 pm

**8/18 Thurs.** - Community Book Club 6:30 pm

**8/19 Fri.** - Community Game Night 6:30 pm  
Contact Kathie 619.445.1174

**8/23 Tues.** - CHCA Board Meeting 6:30 pm

## Hot Topic - Too Many Violations

Padre Dam has moved out of Level 2 and is now in Level 1 Drought Watch. In Level 1, there is no limit on the number of watering days per week.

In July, 44 notices were sent out for weeds, dead brush and bare lawns. Please take care of your yard and keep it up to HOA Standards. Don't let weeds or dead brush accumulate on your yard. Keep your plants and grass growing. Bare dirt is never allowed for landscaping and now with the water restriction lifted, you can use a little more water to bring it back to life.

## Take Care of Your Landscaping



## Board Meeting Minutes Summary - July 26, 2016

**President's Report** - Please see front page

**Chief Financial Officer's Report** - The Operating Account balance is \$97,426.24. The Reserve Account balance is \$1,033,052.30. The Accounts Receivable balance is \$5,971.96. Pre-paid Income totaled \$25,268.05. Monthly Income was \$59,758.00 with expenses of \$50,131.00 for a net of \$9,627.00. Total assets as of 6/30/2016 is \$1,137,572.00. A payment of \$449,167.28 was made to George Weir Asphalt in July towards the cost of the asphalt project. Asphalt contract retainer amounts will be held until all work has been verified to be completed to the full satisfaction of the Board.

### Committee Reports

**Architectural** – The Chair of the Committee Pat Bowles stated that there is no report at this time. The committee has completed a draft of architectural guideline amendments for review by the Governing Documents Committee.

**Landscape** – Westwind Landscape began landscape services on 7/1/2016. There are many areas needing attention including irrigation. Management shall monitor the progress and level of service.

### Unfinished Business

**Community Asphalt Repair/Replacement Update** - The asphalt repair/replacement project has been completed by George Weir Asphalt. The decomposed asphalt road alongside the well area was not removed as it was agreed upon.

**RV Access Fob System** - The Board has spent the past several months reviewing competing proposals to correct wireless connection issues and rewire the FOB system at the RV location. After further review and discussion, a motion was made, seconded and carried to approve the proposal from Security 101 for a cost of \$4,892.61.

### New Business

**2016 Annual Meeting of the Members & Election** - The Association's Annual Meeting of Members and Election is scheduled for Tuesday September 27, 2016. The meeting will be held at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. Two (2) Board Seats are up for election, the two (2) candidates receiving the highest number of votes will each serve a two (2) year term. A quorum consisting of at least 50% of the members (167) must be represented in person or by secret ballot for the meeting and election to take place. The Community Management Company shall act as Inspector of Election with assistance from volunteer members. Candidate Forms were distributed the week of 6/27/2016 and must be returned by 8/8/2016 to appear on the ballot. The ballot materials shall be distributed to the membership the week of 8/8/2016.

**Pool/Spa Fencing** - The Board has spent the past months reviewing the need for upgrading the fencing around the pool and spa area to better secure from trespassing. After reviewing and discussing competitive proposals, a motion was made, seconded and carried to approve the proposal from Canyon Fence for a cost of \$10,745.00.

**Western Towing Agreement Proposal** - The Board has been reviewing the services provided by the current towing company and feels a change in service providers is needed. After further review and discussion, a motion was made, seconded and carried to approve an agreement with Western Towing for towing services. An agreement termination notice shall be issued to the current service provider.

**Pool Furniture Replacement** - Some of the pool furniture and most all of the pool umbrellas are damaged. After review and discussion a motion was made, seconded and carried to approve the purchase of five (5) new pool umbrellas for a cost of \$70.97 + tax each. The need for pool furniture replacement will be addressed after the current season is over.

**Tennis Court Light Pole Painting** - The Board is currently reviewing competitive proposals to prep and paint the tennis court light poles and fixtures. This item has been tabled pending funding availability.

**Thank you to everyone who attended the meeting.**

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