



**In This Issue**

- > Board Message ..... 1
- > From the Office .....2
- > Board Minutes Summary. .... 3
- > Homeowners' Services.....4

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360 Community Management

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 Santee, CA 92071  
 619.270.7360  
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**Board Meeting**

Crown Hills Clubhouse  
 Tuesday, April 27, 2021  
 Time & Location TBD

**President's Message**

Happy Happy April Crown Hills Community,

I love this month and the sheer delight and beauty Spring brings. While “spring” and “springtime” refer to a season, there is a significance to this season. It brings to mind thoughts of rejuvenation, renewal, and regrowth. There is so much power behind the word growth and I love to see how our community continues to progress and mature. I was driving through Crown Hills and saw a for sale sign and began to reminisce about when we first moved in many years ago. We were so caught up in the hustle and bustle of packing, and then unpacking, signing contracts, and setting up services, and all the fun that comes with a new home. During this time, I was given this very large and heavy packet of paperwork that immediately overwhelmed me looking at it. I thought to myself I do not have time for this. I did not make time for it at first, because it was during such a stressful time. My entire family does Real estate, I have had my Real Estate license in multiple states and previously served on an HOA board. I had experience with these documents, I knew their importance and that for each HOA they are unique. Once the dust settled (literally), I made it a priority and dug in to read our governing documents.

When my husband and I were searching for our home, we specifically wanted to live in an HOA, and not just any HOA, but Crown Hills. It had a reputation that I admired. It took us multiple offers to find our home and we felt so blessed and grateful when we finally moved in. I had driven Crown Hills weekly looking for “For Sale” signs because we wanted to be part of this community. Why was I so passionate about living in a community with an HOA? So many reasons, but I will list a few:

- I knew the importance of having a board that dedicated time to protecting their community
- A board is delegated and trusted with helping fellow residents, offering support and being part of solving problems by relying on their expertise to provide fair solutions by diligently following our governing documents.
- I wanted to safeguard my property value.
- It is a part of the Board’s responsibility to protect your investment and increase property values by looking after and taking care for our community. That is the purpose of our CC&R’s. It is also every community member’s responsibility to follow our Rules and Regulations.
- Homes in HOAs tend to sell at a premium compared to other homes.
- Homes in HOAs are more aesthetically pleasing – which bottom line means higher property value and more desire on the market. Filling out the ARC form is crucial to ensure any work done is compliant and approved.
- You feel a stronger sense of community living in an HOA. I personally see community coming together from my fellow board members, at meetings, and by our volunteers that offer their time which is greatly appreciated.
- You have access to community management and mediation and your voice is appreciated and respected and can be heard at open session meetings.

*Presidents message continued on Page 2.*

### **President's Letter continued**

So, let me please ask you, as you diligently pay your HOA dues, have you done your due diligence as a member of this community? Let me provide an example, I was recently putting together an office chair. I immediately wanted to dig in and just do it. I told myself to slow down and carefully read the instruction manual. I was so thankful that I did because what seemed like a simple task, was not. I could have put my team's safety at risk if I had not read the instructions, because the foundation could have collapsed. I think about our governing documents for Crown Hills the exact same way. They are the foundation for how we as a community operate and work together to support each other. I served on our Governing Documents Committee at Crown Hills, and it was an honor. The volunteers were remarkable, and the dialogues were incredible. Each member offered a unique and intellectual perspective, all centered around being fair. At the heart of every decision was to do what was best to protect our community. Once this elaborate process was done, we took a community vote, and were asked to sign off and vote. The documents passed, but my concern was if any one took the time to read them.

I wanted to take a moment to explain the difference in our different types of governing documents:

### **CC&R's**

Covenants, Conditions and Restrictions are the rules of the HOA community. This is a legally binding document. They describe the right and obligations of each community member and the association. CC&R changes require re-filing with the State and are reviewed in detail and approved with the help of an experienced attorney. They describe the maintenance responsibilities of each owner, and those that are assumed by the HOA. They discuss operating costs and how they will be collected. The CC&R's also discuss the HOA's powers of enforcement, and their goal is to protect, preserve and enhance the property values in our community.

### **Rules and Regulations**

The rules and regulations address issues such as the appearance of our community, yards and upkeep and maintenance. They discuss items like safely parking on the streets, speed limits, shared amenities, and common areas. HOA's often have procedures for passing

internal rules through processes that are outlined in the CC&R's. Rules and Regulations are in effect at a community level, and simply require a board vote or a community vote.

### **Bylaws**

Bylaws should not be confused with our CC&R's. They describe the procedures and mechanics of how the decision-making happens. They govern how an HOA operates and addresses topics like how positions on the board are filled, methods of reporting and record keeping, and how voting and notifications happen.

In the spirit of spring, I ask that we all grow together, and take some uninterrupted time to read about what it means to be part of our Crown Hills Community. If you misplaced yours, they can be easily accessed on our website <https://www.crownhills.org/> under Documents. I would recommend if you had to pick one, start with the Rules and Regulations. This will help us all to understand what our responsibilities are as good neighbors, and to be able to appreciate and most importantly feel safe in the community we call home. Wishing you all the best! Cathy, Board President



### **Roll Off Dumpster**

A 40 yard dumpster will be available for CH residents, April 12th thru April 16th, or until it's full for bulk trash only compliments of Republic Services. No electronics or hazardous waste will be accepted. See the onsite office for more details.

### **Common Area Parties**

Reminder: you may not use the common areas for your private parties unless you have prior approval from the Crown Hills Board.

### **Wild Life**

Please be careful with your children and pets. Do not leave them unattended. We have several sightings of bob cats and coyotes traveling in packs in the community. There's reports of pets being snatched by coyotes in broad daylight with homeowners nearby.

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### **Hot Topics - Suspicious Activity**

Please report any suspicious individuals or activity in the community to the Sherriff's non emergency line at 858.565.5200. Protect each other. Lets work together. Please also report it to the onsite office so Elizabeth can report it to our Security Company.

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## Board Minutes Summary - March 23, 2021

### Presidents Message on page 1

#### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of February 23, 2021.

The Board reviewed the Executive Session Meeting Minutes of February 23, 2021. The Board reviewed the violation log, delinquent account log, homeowner correspondence and discussed slope erosion issues.

#### Financial Report

**Period Ending 2/28/2021:** The Operating Account balance is \$111,613. The total Reserve Account balance is \$798,066. The Accounts Receivable balance is \$8,699. Monthly Income was \$65,981 with expenses of \$63,928. Total assets are \$918,578. A motion was made, seconded, and carried to approve the financial report as presented for filing pending independent financial review.

**2020 Independent Financial Review:** A draft of the 2020 Independent Financial Review prepared by Sonnenberg & Company, CPAs was provided to the Board for review. The report provides the reader with an analysis of the Association's financial transactions covering the period from 1/1/2020 – 12/31/2020. A motion was made, seconded, and carried to approve the report as presented for mailing to the Membership as a required annual disclosure.

#### Committee Reports

**Architectural:** Committee Chair Mike Wilmers provided a report for this period. There were twelve (12) new requests received. Ten (10) had an initial review and approval. Four (4) were finalized at this time.

**Landscape:** The Board reviewed an inspection report for this period. The Board reviewed a proposal from Westwind to renovate the planter area around the clubhouse and office with new plants and rock to replace the mulch. After review and discussion, MSC to approve the proposal for a cost of \$2,475.

#### Unfinished Business

**County Health Update:** The Board discussed any new updates received from the State and County. As updates are received, the board will review and call a meeting and alert the Membership as needed.

**Community Asphalt Maintenance:** The Board reviewed several competitive proposals for needed asphalt repairs and sealing throughout the community. After further review and discussion, a motion was made, seconded, and carried to approve the proposal from Eagle for a cost of \$87,156 plus an additional 5% for any unknowns that may be discovered during the project. A meeting will be scheduled with Eagle to review and confirm all work to be performed.

**Community Pool Furniture:** The pool furniture is in need of replacement. The Board reviewed several competing proposals. After further review and discussion, a motion was made, seconded, and carried to approve the proposal from Patio Shoppers for a total cost of \$13,409.70.

**Pool/Spa:** There are no updates or issues to report this period.

#### New Business

**Community Fencing Replacement:** The Board reviewed proposals to replace approximately 980 lineal feet of damaged black iron picket fencing around the RV parking lot. This item has been tabled pending funding availability.

**Gym Sit Down Bike Proposal:** The Board reviewed a proposal from Fitness Tech to purchase a commercial recumbent bike for the gym. After review and discussion, MSC to approve the proposal as submitted for a cost of \$3,179.92.

**Monitoring Cameras Proposal:** The Board reviewed a proposal from Security 101 to install additional monitoring cameras around the clubhouse/pool area and the RV lot. This item has been tabled pending funding availability.

**Clubhouse Parking Lot Lighting:** The Board reviewed a proposal from RPL Electric to replace photocells and maintain the parking lot lighting. MSC to approve the proposal for a cost of \$495.

**Homeowners Open Forum:** Members were free to speak on matters of interest to the Community. Members were present to comment on Tree work scheduled this year as well as holding a community yard sale. All questions were answered to the full satisfaction of all Members present.

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# Crown Hills News - Page 4

## Services Offered by Crown Hills Residents

To place an ad, please call the office, or email, or use the form on the "Contact Us" page on the website.

Crown Hills is not responsible nor liable for any services offered in this newsletter. None of the individuals listed are endorsed in any way by Crown Hills.

### ACCOUNTING/INSURANCE/LEGAL/LOAN

**Notary Service** - Carol Shue. Call 619.219.1996

**Insurance** - Get a free quote for home, auto insurance, RV's, commercial and health insurance from a trusted Crown Hills neighbor. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

**Farmers Insurance, Bob Soto** - Call 619.772.6464 or stop by my office 1730 Alpine Blvd Ste 119, for ALL your insurance needs, including home policies that are being non-renewed by your current carrier.

**Attorney** - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620

[lghianni@lglawsd.com](mailto:lghianni@lglawsd.com)

**Attorney** - Rebecca Ocain. Expertise in Family Law, Estate Planning, and Criminal Defense. Over 16 years of experience. 619.431.1076.

[rocain@rebeccaocainlaw.com](mailto:rocain@rebeccaocainlaw.com)

**Home Loans** - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

**MT Security & Investigation's** We offer Surveillance's and all types of Investigations. Training to get a guard card or Firearms permit available. Call 619.303.3104 or [www.mtsecurityandinvestigations.com](http://www.mtsecurityandinvestigations.com)

**Wealth Management** - CCMi offers fee-only financial planning and investment management services for individuals and business owners. Website: [www.mycctmi.com](http://www.mycctmi.com), call at 619 298 3993 or email Brian [brian@mycctmi.com](mailto:brian@mycctmi.com)

### HEALTH & BEAUTY

**Jewelry Sales** - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780

[www.mariellarocha.com](http://www.mariellarocha.com)

**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](http://www.igugubeads.com)  
[www.grastontechnique.com](http://www.grastontechnique.com)

**Rodan + Fields Skincare** - Dermatology based skincare for men and women. Focused on the face, but offering other essentials such as: sunless tanner, sunscreen and lip shield. Carole 540.470.0673.

### 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.

**NORWEX** - Radically reduce harsh chemicals in your home, save time & money. Clean using water only! Order at <https://denisekeneally.norwex.biz>. or call Denise at 619.990.4352.

### REALTY SERVICES

**Lisa Ruiz, Realtor** - 2015 Top 10 Realtor in East County/#1 in Big Block Realty - Award winning team makes customer service our #1 priority 619.464.5472 [www.lisaruitzteam.com](http://www.lisaruitzteam.com) BRE #01846748

**Mike Wilmers Realtor, Genuine Home Team** - Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage, Keller Williams East San Diego. Call 619.277.2232 DRE# 00872511

**Jessica Wolf, Realtor** - Keller Williams Realty, San Diegan with a passion for turning real estate dreams into realities. Please let me know how I can help 619.250.0962 DRE#02113690 [jwolf@kw.com](mailto:jwolf@kw.com)

**Alpine Realty** - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

**Kathie Pelletier** - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. BRE #00903337 Call 619.445.1174 or 619.227.9092.

### MUSIC LESSONS/ENTERTAINMENT

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**Guitar Performance/Instruction** - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.659.0577. [www.milesclassicalguitar.com](http://www.milesclassicalguitar.com)

### MISCELEANOUS

**BOFFO Entertainment** - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: [www.boffoentertainment.com](http://www.boffoentertainment.com) 619.760.6304

**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

## SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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[office@crownhillshoa.sdcoxmail.com](mailto:office@crownhillshoa.sdcoxmail.com)

3 line maximum- Ads published as space permits

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