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**Board of Directors**

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**Chief Financial Officer**

Casey Myers

**Member**

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Joe Apparito

**Crown Hills Community Office**

**Manager**

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**Office Hours**

Monday - Thursday

8:30 AM. - 5:30 PM

Friday 8:00 AM-12:00 PM.

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360 Community Management

**Emergency Contact**

360 Community Management

10769 Woodside Avenue #210

Santee, CA 92071

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**Board Meeting**

Crown Hills Clubhouse

Tuesday, April 25, 2023

6:00 pm

**President's Message**

Happy Birthday to all those born in April. Here's what going on this Month.

- ♣ April 1 – April Fool's Day
- ♣ April 2 – Palm Sunday
- ♣ April 5 – Passover
- ♣ April 7 – Good Friday
- ♣ April 9 – Easter Sunday (Happy Easter)
- ♣ April 17 – Taxes Due
- ♣ April 22 – Earth Day
- ♣ April 27 – Take your Daughter to work

I don't know about you, but I'm done with cold weather and rain! It looks like we will finally get some warm weather this weekend with a forecast of 81 degrees on Easter Sunday. Should be a nice day for the kids to do an Easter Egg hunt. Our green belts are beautiful and green, and the landscape crew has done a great job working around the weather to maintain them. With all this rain the weeds are rampant and now that we should be dry for a while, we all need to get them under control in our respective properties.

How exciting is San Diego State reaching the Finals in the Men's Basketball NCAA tournament for the first time in their history! This team has kept us at the edge of our seats the entire tournament and now going where no other Aztec team has ever gone.

Believe it or not, our San Diego Padres are a favorite to reach the World Series. With the team they are putting on the field, this could very well happen. Let's hope they stay healthy and we are watching them in playoff games again this year, and subsequently win a World Series for the first time in their history. It would be amazing and exciting if both the Aztecs and Padres would win titles in the same year.

Our next meeting is April 25<sup>th</sup> at 6:00 pm. We hope to have a final review and vote on our updated CC&R's to address several issues we have been working on for the past few months. Thanks again to Becky and her team for all their hard work.

*Gratefully, Bob Soto, Board President*



**Homeowner Contact Information**

Does the onsite office have your current contact information? If not, please stop by the onsite office and fill out homeowner contact information form. In case of any emergency, we want to be able to get a hold of you.

## Garage Sale

Crown Hills Semi-Annual Garage Sale  
**Saturday April 15th**  
8 am to 2 pm



Please make sure you clear your driveway by 3 p.m. Signs will be posted at all entrances along Victoria Park Terrace. Placing additional signs in your yard is not allowed. You may advertise the event on social media to bring in more shoppers. For more information please contact the onsite office at 619.659.3520 or by email at crownhills@360hoa.com

## Roll Off Dumpster - Spring Cleaning

Crown Hills will have a 40 yard dumpster made available April 17th thru April 21st **or until it's full.** Dumpster will be placed on the Clubhouse Parking lot. Residents may only dispose of bulk trash. No electronics or hazardous waste will be accepted. First come, first served. See the onsite office for more details and to ensure your items will be accepted. This dumpster is compliments of Republic Services as part of our service contract.

## Clubhouse Reservations

Remember: when you reserve the clubhouse your party must remain in the hall only. Your guests may not use the pool during your event. If you use the outside grass area, you must provide insurance adding the Clubhouse as an additional insurer for the day. Not following these rules may cause you to lose your \$300 deposit and possible fines.

## 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. **Just a reminder**, when you bought into this community you signed and agreed to follow all rules as stated. HOA stands for Homeowners Association and is not a separate entity as often referred to by residents. All homeowners are the HOA including the Board Members.

## Mother's Day Community Event

### Mark Your Calendars

The first Community Event will be held on Sunday, May 14th. Yes, on Mother's Day! Avoid the crowds come/join and meet your neighbors! We will have a live band. Please see flyer insert for more details.

## New Social Events Committee

We are still in need of volunteers for the Social Events Committee, if you are interested in being a part of this committee, please stop by the onsite office for more information.

## Onsite Office Color Scheme Book

If you borrowed the color scheme book please return it to the onsite office.

## Tree Maintenance & Brush Abatement

You may have noticed several crews working in the community. We appreciate your patience and understanding with the noise involved. We hope that the areas worked on this time around are to the satisfaction of everyone!

## Pickleball Players

You, the homeowner, must be present on the court at all times. You may not lend your Fob to guests.

Pickleball has become very popular. We want to ask all residents to share the courts. If you see a group of homeowners waiting to play and you are using both courts, please be courteous and release one of the courts so everyone can play. Thank you for making Crown Hills a great place to live.

## Suspicious Activity

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

### Clubhouse Activities

- Mondays** - Alpine Choral Rehearsal 7-9 pm
- Wednesdays** - Card Games & Snacks 9:00 am  
Contact Shirley 619.659.0562
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Third Fri** - Community Game Night 6:30 pm  
Contact Kathi 619.445.1174
- Fourth Tue** - CHCA Board Meeting 6:00 pm

## Board Minutes Summary - March 28, 2023

### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of February 28, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of February 28, 2023, in which the Board reviewed the violation log, reviewed the delinquent account log, reviewed homeowner correspondence, reviewed the security monitoring report and met with CC&R committee members and held due process violation hearings. MSC to approve the minutes as presented.

### Financial Report

**Period Ending 2/28/2023:** The Operating Account balance is \$63,279. The total Reserve Account balance is \$753,359. The Accounts Receivable balance is \$3,334. Monthly Income was \$75,682 with expenses of \$78,533. Total assets are \$820,173. MSC to approve the financial report as presented for filing pending independent financial review.

A draft of the 2022 Independent Financial Review prepared by Sonnenberg & Company, CPA's was provided to the Board for their review. The report provides the reader with an analysis of the Association's financial transactions covering the period from 1/1/2022 – 12/31/2022. MSC to approve the Financial Review as presented for distribution to the membership.

The Board reviewed CD purchase recommendations provided by Management. MSC to approve the following: \$200,000 twelve month term at 4.50%, a second \$200,000 twelve month term at 4.50%, and \$75,000 nine month term at 4.50%

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was present and provided a report. There were five (5) new requests received for items such as fence and shed installation, driveway extension and solar install. Five (5) received an initial review and approval, one (1) is pending. None were finalized at this time.

**Landscape:** A report was provided by Westwind covering the month of January. All minor landscape maintenance is performed during the regular landscape maintenance schedule.

**Pool/Spa:** The spa circulation pump has been replaced. The pool will be drained once the weather warms to inspect the surface for any needed repairs or maintenance.

### Unfinished Business

**Asphalt Speed Humps:** The Board previously approved a proposal from Eagle Paving to install three (3) asphalt speed humps in pre-determined areas of the community along Larkspur Drive. The Alpine Fire Marshall has submitted a specific type of prefabricated speed cushion that has been recommended for the community. Due to the extensive increase in costs, the board instructed that a legal opinion be obtained to determine if the community can install a design of their choice.

**Proposed Amended CC&R's:** A committee has been reviewing the CCR's and rules regarding vehicles & parking restrictions, exterior lighting and motion sensors, chalk drawing and ADU's. It has recommended amendments needed for better clarity and enforcement. Any proposed CC&R's amendments must be approved by the affirmative vote of a majority of the members. Any proposed rules amendments must be submitted to the membership for a 28 day review and comment period prior to adopting. Due to illness, this item has been tabled for further review and discussion.

### New Business

**2023 Tree Trimming Project:** Competitive proposals have been obtained for the 2023 tree trimming project. After further review and discussion, MSC to approve the proposal from Westwind Landscape for a cost of \$40,875.

**Homeowners Open Forum** - Questions regarding vehicle rules, and community issues were answered by the Board.

**Meeting Adjourned** 6:46 p.m.



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## 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

**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)

**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 him 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 619.303.3104 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. [www.mycemi.com](http://www.mycemi.com) call 619.298.3993 or email [brian@myccmi.com](mailto:brian@myccmi.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.grastontecnicque.com](http://www.grastontecnicque.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.

**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](mailto:spa.partsonline619@gmail.com)

**Solar** Huge changes start April 13, 2023. NEM 3.0 is real. The CPUC just voted to drastically reduce your monthly savings. Contact Mario 619.654.6966 or email to [mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

### REALTY SERVICES

**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

**Jessica Wolf, Realtor** - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? [jessicawolf@bhscal.com](mailto:jessicawolf@bhscal.com) 619.250.0962

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

**Haywood Realty Group** - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

### 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](http://www.alpinemusiclessons.com)

**Guitar Performance/Instruction** - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.659.0577. [www.milesclassicalguitar.com](http://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](http://www.boffoentertainment.com) 619.760.6304

**Back To Basics Tutoring** - My home or yours. Grades 1st-5th Emergency Credential'd 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

**Executive/Performance Coaching** - Got a personal or professional goal? Let's talk about it and get you some momentum in your career or business! Call Joe 989.640.0430, or [Joseph@momentacoaching.com](mailto:Joseph@momentacoaching.com)

**Moser Construction**: Call Rick Moser at 619.247.2129 or via email [Moserconstruction@mns.com](mailto:Moserconstruction@mns.com)

Residents of Crown Hills are welcome to submit ads in writing or via email [office@crownhillshoa.sdcoxmail.com](mailto:office@crownhillshoa.sdcoxmail.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.

**SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!**



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.



Did We Say Live Band... **YES!!**

Come dance to the Tune of

**Brown Sugar Oldies**

Enjoy a Special Mother's Day with your family and neighbors!

**Join us on Mother's Day May 14th, 2023  
for Our 1st Community Party!!**

**In the Community Clubhouse from 2:00-8:00 p.m.**

**Dinner from 3:00-4:00 p.m.**

**Advance Sales Only**

*\$10/Adults \* \$5Children (6-11 years) \* Free/5 years and under*

Please **RSVP** with Payment by **Friday May 5th.**

- ♥ **Live Band**
- ♥ Italian Dinner
- ♥ Desserts
- ♥ Soft Drinks
- ♥ **BYOB**
- ♥ Come meet your neighbors

*To RSVP, drop off payments to the on-site office. Any questions, contact the onsite office.*