



# Crown Hills Newsletter April 2024

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## Board of Directors

### **President**

Bob Soto

### **Vice President**

Tito Cruz

### **Secretary**

Ron Torres

### **Chief Financial Officer**

Karen Ramey

### **Member**

Cheryl Beatty

### **Property Manager**

Joe Apparito

### **Crown Hills Community Office**

#### **Manager**

Jodie Wacht

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[crownhills@360hoa.com](mailto:crownhills@360hoa.com)

#### **Office Hours**

Monday - Thursday

8:30 a.m. - 5:30 p.m.

Friday 8:30 a.m.-12:30 p.m.

#### **Newsletter-Editor**

360 Community Management

#### **Emergency Contact**

360 Community Management

10769 Woodside Avenue #210

Santee, CA 92071

619.270.7360

[www.360hoa.com](http://www.360hoa.com)

### **Board Meeting**

Crown Hills Clubhouse

Tuesday, April 23, 2024

At 6:00 pm

## President's Message

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

April 1st – April Fools Day

April 22nd - Earth Day

April 28th - Take your daughter to work day

The baseball season is in full swing and March Madness is coming to a close this weekend and Monday is the Final game. Padres are off to a slow start, but a new coach and many new players as well that will possibly bring hope to the team this year.

The board agreed to give a month reprieve to deal with our weeds due to the ongoing rain we've had. Just when you think the rain is done and you pull or spray the weeds, it rains again, and more weeds pop up. Therefore, no home will be written up for weeds this month, but please get to them this month. Here is a safe solution that has worked for me over the years:

Pour a gallon of vinegar, 4oz Dawn dish soap, and 2 cups of Epsom salt into a yard sprayer, shake well and spray your weeds and unwanted grass. Safe for kids and pets.

Another cool "hack" (trick/tip lingo in today's world), for deboning a whole-body chicken. Put the warm chicken, such as Costco chicken, in a 1 gallon storage bag and let it sit for a while. Start pressing on the chicken in the store bag and massage the meat off the bone. Once done remove the bones and discard them.

I did this recently and it works like magic and you don't waste or throw away a lot of good chicken.....enjoy.

Our next meeting is Tuesday April 23rd at 6:00 pm. We hope to see you then

Regards, *Bob Soto, Board President*

### **Caregiver Support Group** - Connecting, Sharing, and Caring

Are you a caregiver for a loved one? Caring for someone with Dementia, Parkinson's, etc., can be overwhelming. You're not alone – let's navigate this journey together. Join our supportive community where you can:

- Share experience and challenges
- Learn coping strategies
- Find emotional support
- Access valuable resources



#### Details:

**Date:** 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of the month

**Time:** 10 am – 11 am

**Location:** Alpine Community Center

**Contact:** Bob Soto 619.772.6464

### Spring Community Garage Sale Saturday April 13, 2024 from 8 a.m. to 2 p.m.

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](mailto:crownhills@360hoa.com)



#### 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.

#### Roll Off Dumpster - Spring Cleaning

April 15th thru April 21st *or until it's full.*

Crown Hills will have a 40 yard dumpster made available. The 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.

#### Clubhouse Activities

**Wednesdays** - Card Games & Snacks 9:00 am  
Contact Hilde 619.659.8707

**Third Wed** - Alpine Fire Safe Council 7:00 pm

**Fourth Tue** - CHCA Board Meeting 6:00 pm

#### Rattlesnake Season

Be sure to keep an eye out for rattlesnakes. It's that time of year and several have been seen in the community.



#### Landscape Company

The name of our landscape company has changed, but it is still the same people. The name is now Pacific Sunscapes. Some of you may have noticed a red truck with the Pacific Sunscapes logo on the side in the community.

#### 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 responsibilities 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.

#### Lost & Found

We have several items recently found in the community please stop by the onsite office to see if your lost item was turned in.

#### For Sale by Owner

**Cemetery Plots for Sale**- (2) at Singing Hills Memorial Park, can be sold separately; each Double Occupancy; call Greg 619.733.6508 or [gwoolsey4@cox.net](mailto:gwoolsey4@cox.net) for details.

**3.5 cubic ft. chest freezer.** Works great; just needed a larger one. Brand new \$180; asking \$75. Call Diane at 619.249.9849

## Board Minutes Summary - March 26, 2024

### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of February 27, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of February 27, 2024, in which the Board met with owners at their request, reviewed the security report, reviewed the collection report and violation log, and reviewed homeowner correspondence. MSC to approve the Minutes as presented.

### Financial Report

**Period Ending 02/29/2024:** The Operating Account balance is \$74,770. The total Reserve Account balance is \$838,050. The Accounts Receivable balance is \$1,495. Monthly Income was \$84,782 with expenses of \$76,245. Total assets are \$914,316. MSC to approve the financial report as presented for filing pending independent financial review.

**Assessment Lien Approval:** The Board authorizes a Notice of Intent to Lien letter be issued, and that a Lien shall be recorded on said property in the event payment in full is not received by the deadline imposed in the Intent to Lien Letter. MSC,

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was not present and provided a report for this period.

There were eight (8) new requests received for items such as exterior paint, windows, fencing, and landscape. Four (4) received an initial review and approval, two (2) are pending.

**Landscape:** There were no major issues or concerns at this time.

**Pool/Spa:** Proposals are being obtained to resurface the pool/spa deck after the swim season is over for Board review and consideration.

### Unfinished Business

**Fire Alarm Panel Replacement:** Standard Electronics is replacing the aging fire control panel in the community office. They will also re-run the wiring through the clubhouse, so it is not so noticeable.

**Community Sink Hole:** A sink hole has formed in front of 2572 Columbine. The area was secured with orange cones and straw waddles. Asphalt & Concrete Enterprises has completed repairs to the area.

### New Business

**Clubhouse Flooring Replacement:** Proposals are being obtained to replace the old, worn carpeting in the community clubhouse with vinyl plank flooring throughout. This item will remain on the agenda for further review and consideration.

**Proposed Rule Amendments:** The Board reviewed proposed amendments to the current rule found on page 3, section 3.14, item f, in which the rule shows a clubhouse rental fee of \$100 and cleaning/damage deposit of \$300. The proposed, amended rule will remove the amount of the fee and will include the following statement: The Board may adjust the rental fee and cleaning/damage deposit as needed to assure there is sufficient funding for clubhouse cleaning and maintenance.

The Board reviewed proposed amendments to the current rule found on page 7, section 4.8, item d, in which the rule shows the RV storage space fee as \$45 per month and the storage locker fee as \$45 per month. The proposed, amended rule will remove the amount of the fee and will include the following statement: The Board may adjust the RV storage space fee and the storage locker fee as needed to assure there is sufficient funding for storage building and RV lot maintenance.

MSC to approve the proposed amendments to be distributed to the membership for a minimum 28-day review and comment period pursuant to California Civil Codes §4360 and §5850. The amendments may be adopted at the open session board meeting scheduled on May 28, 2024.

### Homeowners Open Forum

Questions regarding minor community landscape issues and Sunrise Powerlink Grant Money were answered to the full ability of the Board.

**Adjournment** With no other business to come before the Meeting, MSC to adjourn at 6:32 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

**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 & Investigations** - 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.mycmi.com](http://www.mycmi.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.grastontecnique.com](http://www.grastontecnique.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.

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

**Solar** Contact Mario 619.654.6966 or email to

[mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

**Moser Construction:** Call Rick Moser at 619.247.2129 or via email

[Moserconstruction@msn.com](mailto: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**

**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@bhhsca.com](mailto:jessicawolf@bhhsca.com) 619.250.0962

**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 619.820-4406. [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)

**Yosemite Vacation Rental** - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela [bookyosemitcabins@gmail.com](mailto:bookyosemitcabins@gmail.com) or [airbnb.com/h/yosemiteshiddenhaven](https://airbnb.com/h/yosemiteshiddenhaven)

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

Residents of Crown Hills are welcome to submit ads in writing or via email [crownhills@360hoa.com](mailto:crownhills@360hoa.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 as well. 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.