



Crown Hills Newsletter April 2022

In This Issue

- > President's Message 1
- > From the Office2
- > Board Minutes Summary.3
- > Homeowners' Services.....4

Board of Directors

President

Bob Soto

Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Gary Lane

Property Manager

Joe Apparito

Crown Hills Community Office Manager

Elizabeth Martinez
 1821 Victoria Park Terrace
 Alpine, CA 91901
www.crownhills.org
 619.659.3520
crownhills@360hoa.com
office@crownhillshoa.sdcxmail.com

Office Hours

Monday - Thursday
 8:30 AM. - 5:30 PM
 Friday 8:00 AM-12:00 PM.

Newsletter-Editor

360 Community Management

Emergency Contact

360 Community Management
 10769 Woodside Avenue #210
 Santee, CA 92071
 619.270.7360
www.360hoa.com

Board Meeting

Crown Hills Clubhouse
 Tuesday, April 26, 2022
 6:00 P.M.

President's Message

Happy Spring and Happy Birthday to all the April birthdays!

Let's play ball. The baseball strike is settled and the season opener for the Padres is April 7 against Arizona. Their home opener is April 14 against Atlanta. Let's hope our home team does better than they have the past years and possibly win their 1st World Series. Youth baseball has been going on for a few weeks and we enjoy watching them play.

This month we celebrate Easter on April 17 and it's Spring Break for the schools. It's always fun watching kids doing an easter egg hunt and the see the joy on their faces with the prize inside the plastic eggs.

We will be having our semi-annual garage sale on April 9, more information is available in the newsletter. We will also be providing a large dumpster in the clubhouse parking lot starting on Monday, April 11 for spring cleaning. This is great opportunity to bring your household items you need to get rid of. No electronics or hazardous waste will be collected.

Our next meeting HOA meeting is on April 26 and Kelly Berkompas with Brand Guard Vents will be doing a fire prevention presentation. Please join us at 6:00 pm and enjoy some ice cream. The deadline for applying for roof vents grants to Sunrise PowerLink is late summer. You will still have time to apply.

Gratefully, Bob Soto, Board President



Important Reminder SDG&E Planned Power Outage April 6 9 pm to 6 am

As many of you might already know, **SDG&E** will have a maintenance power outage affecting the entire Crown Hills Community. SDG&E sent email notifications, mailed a letter and sent a phone message to all residents. Please plan accordingly.

Garage Sale

Crown Hills Semi-Annual Garage Sale
Saturday April 9
 8 am to 2 pm



Please make sure you clear your driveway by 3:00 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 11 thru April 15 or until it's full. Residents only may 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 complimentary of Republic Services as part of our service contract.

Keeping Crown Hills Beautiful

Have you ever noticed how really clean the community looks? That's not just our landscapers doing extra work. Long time residents actually walk around cleaning up other people's 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.

Clubhouse Reservations

Please be reminded 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 for your event, 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.

For Sale By Owner

Beautiful, enclosed flame, propane heater with new almost full propane tank. Must see. Used rarely. \$250. Looks beautiful in your yard. Call Gloria at 619.201.4604 for more information.

For Sale By Owner

Time share on Big Bear Lake. Prime time (summer/winter). Excellent price. Call Shirley at 619.659.0562 or text at 619.207.8829.

Brush Abatement & Tree Maintenance

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

Brow Ditch Repair

Sink Hole by Hyacinth

Before



After



Lobelia

Before



After



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 22, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of February 22, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of February 22, 2022, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, and reviewed Association files access guidelines. MSC to approve the minutes as presented.

Financial Report

Period Ending 2/28/2022: The Operating Account balance is \$86,453. The total Reserve Account balance is \$836,768. The Accounts Receivable balance is \$6,908. Monthly Income was \$73,459 with expenses of \$72,967. Total assets are \$930,330. MSC to approve the financial report as presented for filing pending independent financial review.

2021 Independent Financial Review: A draft of the 2021 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 1/1/2021 – 12/31/2021. MSC to approve the Financial Review as presented for distribution to the membership.

Proposed Special Assessment: Due to the additional brush abatement and tree services required by the Alpine Fire District, the 2022 annual budget for these two line items is under budget by approximately \$42,220. An option for making up the shortfall in funding is to pass a one-time special assessment of \$125 for each homeowner. This item shall remain on the agenda for consideration pending obtaining a legal opinion on any other funding options the Association may have.

Assessment Lien: MSC to approve a notice of intent to lien letter be sent and that a lien be recorded on the property with assessor parcel number 402-423-09-00 in the event payment in full is not received by the deadline imposed in the intent to lien letter.

Committee Reports

Architectural: Committee Chair Michael Beraud reported there were eleven (11) new requests received. Seven (7) received an initial review and approval. Seven (7) were finalized at this time.

Landscape: The Board reviewed an inspection report for this period. All minor maintenance is performed during the regular maintenance schedule. Any major items or issues that come up are put before the board for review and consideration at each posted meeting. No other action was taken at this time.

Unfinished Business

County Health Update: There are no new county updates for this period.

Clubhouse HVAC Replacement: The Board has spent the past months reviewing several competitive proposals to replace three (3) cooling and heating systems within the community building. After further review and discussion, MSC to approve the proposal from Bailey Air Conditioning & Heating for a total cost of \$28,300.

Brow Ditch Repair/Replace: DB Engineering has completed filling a sink hole with approximately 70 yards of slurry concrete and replaced the damaged brow ditch on the common sloped area off of Hyacinth. DB also replaced a damaged brow ditch on the common sloped area off of Lobelia. STP Masonry will soon schedule replacement of approximately 750 lineal feet of damaged brow ditch in the park area between Larkspur and Star Thistle and to replace approximately 120 lineal feet of damaged brow ditch coming from the clubhouse parking area down to Victoria Park Terrace. Further updates are provided at each meeting.

New Business

Fire Prevention Presentation: Kelly Berkompas with Brand Guard Vents was not able to attend due to illness. This will remain on the agenda for the next meeting.

Homeowners Open Forum Any questions were answered to the satisfaction of the Members present.

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

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

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

rocain@rebeccaocainlaw.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

Wealth Management - CCMi offers fee-only financial planning and investment management services for individuals and business owners.

www.mycmci.com call 619.298.3993 or email brian@mycmci.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

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

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

REALTY SERVICES

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

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.lisaruiteam.com BRE #01846748

Jessica Wolf, Realtor - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? jessicawolf@bhhsca.com 619.250.0962

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

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

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 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

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

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Residents of Crown Hills are welcome to submit ads in writing or via email office@crownhillshoa.sdcxmail.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! 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.