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**Board of Directors**

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**Member**

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**Property Manager**

Joe Apparito

**Crown Hills Community Office**

**Manager**

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[office@crownhillshoa.sdcocxmail.com](mailto:office@crownhillshoa.sdcocxmail.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](http://www.360hoa.com)

**Board Meeting**

Crown Hills Clubhouse

Tuesday, August 23, 2022

6:00 pm

**President's Message**

Happy August and Happy birthday to all born this month!

It's hard to believe that school is almost starting up again and the kids will be back in school this month. The Padres have a better record than all but 5 of the 30 teams in baseball. But they are still 12 games behind the mighty Dodgers. This Thursday starts the televising of the NFL pre-season, and College football is just around the corner. Concerts in the park are back on some Sunday's this month from 5 pm to 7 pm, Check with the Alpine Community Center for more details.

National Days to remember his month: the 3rd is watermelon day, 7th American Family day, 10th Lazy Day, 18th Fajita Day, 21st Senior Citizen Day, and 31st Eat Outside Day. There are many more, pretty much one for each day.

Thank you for the great response regarding the issues I mentioned in my message last month. We have seen big improvement with people not parking in the no-parking area in front of the mailboxes. Homeowners are expanding their driveways so they aren't parking on the grass anymore.

Our next Board meeting is Tuesday, August 23rd at 6:00 pm. Please join us and have some ice cream. If you would like to have some time to say something please be present at the beginning of the meeting, to avoid disruptions at the close of the meeting. This way we can get everyone out in a timely manner.

*Gratefully, Bob Soto, Board President*

**Special Assessment for Weed Abatement**

Your one time \$125 Special Assessment payment is due as of August 1st. Statements will be sent to those who have not paid by the due date. Late fees will be applied on September 1st. Thank you to all homeowner's who have already paid.

**Sunrise Powerlink Fire Mitigation Grants**

There's still time to apply for a grant to replace your Fire Vents!

Applications will be accepted until August 19th.

For more information please contact Bonnie at 619.722.7512 or stop by the Grants office located at 2241 W. Victoria Dr., Alpine.



### Special Assessment for Weed Abatement

On May 9, notification regarding the special assessment was mailed to the membership.

Payments can be made by:

- ✓ Dropping off your \$125 one time Special Assessment payment to the onsite office.
- ✓ Mailing it to 360 Community Management office located at 10769 Woodside Avenue Suite 210 Santee, CA 92071
- ✓ Mailing it to P.O. Box 45472 San Francisco, CA 94145 where you mail your regular HOA dues.

Make checks payable to Crown Hills HOA.

### Children in Pool Area

Parents please be mindful of your children when using the pool. We have received several reports of unsupervised children. If you bring balls in the pool area please, do not allow your children to throw the balls and hit other residents. Be respectful of your neighbors enjoying the pool.

### Color Schemes Available Online

Find the Crown Hills Approved Color Schemes online. You can order color chips to help you decide on your favorite color scheme from Dunn Edwards. They are found at [https://www.dunnedwards.com/colors/archive/color-ark\\_pro/crown-hills/crown-hills](https://www.dunnedwards.com/colors/archive/color-ark_pro/crown-hills/crown-hills)

Remember to submit an architectural request to paint your home to the office, prior to changing the color.

### Architectural Applications-All Residents

This message is specially important to New homeowners. Almost every new improvement on the outside of your home requires Architectural Approval. Please make sure to verify with the onsite office before you start your new projects. Skipping this important step puts you at risk of installing/upgrading something not approved under the Community Architectural Standards and having to remove at your cost.

### For Sale By Owner

Shuttermart Shutters for Dining Room Window (2 years old) Plan 2 dining room (68" w x 56.5" h). Paid \$750 in 2022. Asking \$400 or best. Call/text Ann 619.871.3521

### Homeowner Looking to Purchase

I am homeowner in Crown Hills interested in buying a home here for a family member. If you are interested in selling your home please contact Mike Beraud, Please email me at [mberaud@cox.net](mailto:mberaud@cox.net)

### Crown Hills Semi-Annual Garage Sale

Save the Date!

Saturday, October 15th

8 am to 2 pm

### 2022 Annual Meeting

Per California Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are Board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting. For our 2022 election, there is the same number of open positions and candidates. The Board vote will occur at the September 27, 2022 meeting.

### Important Notice - Theft

If you have been a victim of theft in the community please inform the onsite office. We are glad to hear you are reporting the incident to the Sheriff department first. We need to report incidents to our Security Company.

### Trash Bins

Please ensure all refuse is inside your bins and to store your bins appropriately. You are permitted to neatly line them up along a wall of your home which does not face the street. Please remove bins from the street promptly after collection.

### Bulk Item Trash Pickup Requests

When you have a large item for pickup, please call or email your request to the onsite office. Every homeowner gets 2 bulk item pickup requests per year at no additional cost. For additional information on this topic, please contact the onsite office at 619.659.3520 or by email at [crownhills@360hoa.com](mailto:crownhills@360hoa.com)

### Common Area Dumping

Reminder: you may **not** dump extra dirt, rocks or any debris on common areas. Be a good neighbor and help us keep the community clean.

### 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 - July 26, 2022

### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of June 28, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of June 28, 2022, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, reviewed community brow ditch repair needs and held a due process violation hearing. MSC to approve the minutes as presented.

### Financial Report

**Period Ending 6/30/2022:** The Operating Account balance is \$44,028. The total Reserve Account balance is \$740,398. The Accounts Receivable balance is \$4,462. Monthly Income was \$83,416 with expenses of \$51,249. Total assets are \$789,088. MSC to approve the financial report as presented for filing pending independent financial review.

**2023 Draft Budget Update:** The Treasurer and Management will soon be working on a draft 2023 budget. The Board is committed to a minimum monthly assessment increase for the 2023 budget.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was present and did provide a report for this period. There were eleven (11) new requests received. Six (6) received an initial review and approval. Five (5) are pending. None 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. The Board reviewed a proposal from Westwind to:

- ✓ upgrade the landscape planter outside of the community gym wall at the corner. MSC to approve the proposal as presented for a cost of \$975.
- ✓ remove a pine tree and to trim a second pine tree in the RV parking lot. This item has been tabled until further notice.
- ✓ remove built up soil and debris from the back slope of 2057 Larkspur and to repair, reset a keystone block wall moved by common area tree roots. MSC to approve the proposal as submitted for a cost of \$3,875.

### Unfinished Business

**Gym Flooring Replacement:** The Board reviewed several competitive proposals to replace the current flooring inside the gym prior to replacing any equipment. MSC to approve the proposal from Bennette's Flooring for a cost of \$11,373.67.

### New Business

**2022 Annual Meeting & Election:** The Annual Meeting of Members and Election is scheduled for Tuesday 9/27/2022 at 6:00 p.m. in the community clubhouse. There are two (2) board seats up for election. Candidate Forms have been distributed to the membership. Once the candidate deadline has passed and if there are no more candidates than open positions, the Board may vote to seat the candidates by acclamation at the Annual Meeting.

**Homeowners Open Forum** Members were free to speak on any matter of interest to the Community. Questions regarding proposed speed humps and speed signs in the community as well as RV lot questions were answered to the full ability of the Board.

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### Hot Topic - Gym & Clubhouse Closure

We are excited to announce the Gym will undergo much needed floor & equipment replacement. Please look for an update on closure dates in the September Newsletter. The Clubhouse will not be available for reservations during the Gym remodeling. More information to come soon!

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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)

**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** - 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.mycmci.com](http://www.mycmci.com) call 619.298.3993 or email [brian@mycmci.com](mailto: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.mariellarochoa.com](http://www.mariellarochoa.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.

**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** Does your home qualify? If your home qualifies, receive free solar equipment. No purchase, no loan, no lease. Fully funded program.

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

**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.lisaruitteam.com](http://www.lisaruitteam.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@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

### 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)

## SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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.

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