



Crown Hills Newsletter August 2023

In This Issue

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

Board of Directors

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Bob Soto

Vice President

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Secretary

Ron Torres

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Karen Ramey

Member

Gary Lane

Property Manager

Joe Apparito

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Office Hours

Monday - Thursday
 8:30 AM. - 5:30 PM
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Newsletter-Editor

360 Community Management

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 Santee, CA 92071
 619.270.7360
www.360hoa.com

Board Meeting

Crown Hills Clubhouse

Tuesday, August 22, 2023
 6:00 pm

President's Message

Happy Birthday to all the August Birthdays!

National Days:

- ✓ 08/04 – International Beer Day
- ✓ 08/06 – Friendship Day
- ✓ 08/08 – Happiness Day
- ✓ 08/15 – Relaxation Day
- ✓ 08/21 – Senior Citizen Day

The sweltering heat arrived with a vengeance, and it appears we will have many hotter days ahead of us. On the other hand, there's the Padres who seem to have no vengeance at all. This is very disappointing since they paid a ton of money for quality players and looks like another year without going to the World Series. We may even see some players traded away to save some money and get some prospects to replace them, as the trading deadline is August 1st. Many of the schools will be starting up this month. Where did summer break go, and families taking vacation before that.

Casey, thank you, for your many years of service and contributions to the board and community. You will be sorely missed. You have and shared your knowledge with us and used your expertise and handyman skills to save us a lot of money. You have clearly been the most valuable member of our team.

Our next meeting is Tuesday, August 22 at 6:00 pm. This is the last meeting for the current board. With next month's election, there will be some new board members joining us.



Be a good neighbor

When you are done using gym equipment please return it to their proper place!

Gratefully, Bob Soto, Board President

From the Governing Documents Committee

The following three proposed amendments in the series are:

Accessory Dwelling Units (ADUs)

HOAs are required to allow ADU's. The committee and our Lawyers added a statement concerning ADU's to inform homeowners. The HOA cannot restrict ADU's. If the County of San Diego issues a permit to a homeowner, the HOA **MUST** allow it. Approval or disapproval of the CCR's section of ADU's has no effect on whether ADU's can be built in our community

Vehicles and Parking Restrictions

Guest parking is for our guests. Permits are needed for use of guest parking spaces by guests after 24 hours. Permits for vehicles parked longer than 24 hours in guest parking spaces are available from the onsite office. Our security patrol will be reporting vehicles parked longer than 24 hours to the onsite office.

Vehicles must fit wholly within the driveway. This amendment clarification ensures emergency vehicles have unobstructed easy access to our homes when necessary.

Comments are welcome.

Casey Myers

As many of you have heard Casey Myers board CFO resigned as a board member effective July 25th. I would like to express my personal gratitude for Casey. The amount of work he did behind the scenes was impressive, all on his own time with no compensation. He did it with two things in mind, to save the community money and to make the community a better place to live. I will miss you so much Casey!! Thank YOU Thank YOU!

To Judy Myers, I want to thank you for allowing Casey to perform all his volunteer work. I know we took him away from your home projects. I appreciate you also, and will miss you! I wish you both nothing but the Best. Michigan will be lucky to have you both!
Take Care, Elizabeth

Board Seat Vacancy *(from the July 25th minutes)*

The Chief Financial Officer, Casey Myers has announced his resignation from the Board. Casey will be moving out of state, and this will be his last meeting. Everyone present at the Board meeting thanked Casey for his many years of service to this community and for all of his volunteer work on many, many projects that have benefited the community. Architectural Committee member, Karen Ramey has volunteered to fill the vacant Board seat. After further discussion, MSC to the Board to complete Casey Myers term.

2023 Annual Meeting & Election The meeting will be held on Tuesday, September 26, 2023 at 6:00 p.m. in the community clubhouse located at 1821 Victoria Park Terrace, Alpine, CA 91901. There are three (3) open board seats up for election with a term of two (2) years each. At the close of the nominating period, there are three (3) candidates for three (3) open board seats.

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 2023 election, there is the same number of open positions and candidates. The Board vote will occur at the September 26, 2023 meeting.

Community Yard Sale

The community yard sale is scheduled for October 14th, please mark your calendars!



Pool Maintenance Closure Update

The pool maintenance/repair closure has been postponed to the last week in September. We will post a reminder on the bulletin boards and pool gate. We need warm weather for the repair to be successful. For this reason the repair can't be done in the fall.

Community Awareness - Theft

In the last month we have had several car break ins in the community. In some cases during the day on their own driveways, others in guest parking. Open vehicles are being targeted. Please make sure to lock your vehicles!! Unfortunately we did hear of an incident where the window was broken to gain access to the vehicle. Please report any theft incidents, suspicious vehicles or individuals to the Sheriff's Station. This will trigger more patrols in the community. Also let the onsite office know so it can be reported to the Security Company. Please keep an eye out for each other.

Architectural Applications-All Residents

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

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 11th. For more information please contact Bonnie at 619.722.7512 or stop by the Grants office located at 2241 W. Victoria Dr., Alpine.

House for Rent by Homeowner

Beautiful Crown Hills View Home Available for Rent. No Pets and Non-Smoker, \$3,950/month. Call or text Darin at 619.846.7222 for additional information.

Clubhouse Activities

- Wednesdays** - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Fourth Tue** - CHCA Board Meeting 6:00 pm

Board Minutes Summary - July 25, 2023

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of June 27, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of June 27, 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 6/30/2023: The Operating Account balance is \$30,043. The total Reserve Account balance is \$845,111. The Accounts Receivable balance is \$2,878. Monthly Income was \$78,213 with expenses of \$86,587. Total assets are \$878,233. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Ten (10) new requests were received for items such as solar, roof, patio covers, landscaping, and house painting. Five (5) received an initial review and approval, five (5) are pending, and ten (10) were finalized at this time.

Landscape: The Board reviewed a proposal from Westwind Landscape to renovate a bare common area next to 2102 Larkspur. The proposal includes removal of any stumps, mulch and debris and adding 10 yards of stone and flex border. MSC to approve the proposal as submitted for a cost of \$2,675.

The Board reviewed a proposal from Westwind Landscape to remove a common area pine tree that is heavily leaning towards a home. MSC to approve the proposal as submitted for a cost of \$1,775.

Pool/Spa: The pool/spa area has been seeing very heavy use. No major concerns to report this period.

Unfinished Business

Clubhouse Flat Roof Replacement: Raneri & Long Roofing has scheduled the replacement of the flat portion of the community building roof on Monday, August 21, 2023.

Pool Solar Water Heating: Precision Solar is scheduled to replace the aging pool solar water heating equipment on Monday, August 28, 2023. The pool vendor has been notified of the pending work.

Asphalt Speed Humps: Eagle Paving is in process of scheduling the installation of three (3) speed humps approved by Alpine Fire Protection along a section of Larkspur Drive. Residents will be notified when this is scheduled.

Proposed Amended CCR's The Board and committee members discussed options for a second attempt to pass the proposed amendments. MSC to approve a second vote of the members. The amendments will be voted on individually. The vote will be scheduled after the Annual Meeting of Members.

New Business

Community Insurance Renewal: The current insurance carrier Farmers is not able to renew the commercial property insurance policy. The Association has been requesting insurance quotes from other insurance sources and has received several proposals. A proposal was received from the California Fair Plan for \$2,010,198 in property coverage for an annual premium of \$5,453.. MSC to approve the proposal as submitted.

Damaged Brow Ditch Replacement: There is approximately 300 lineal feet of damaged concrete brow ditches in the canyons at the end of Snapdragon, behind Larkspur, and behind Begonia way that need to be replaced. The Association CFO and Management inspected these areas with DB Engineering in order to provide a replacement proposal. MSC to approve the proposal as submitted for a cost of \$48,310.

Homeowners Open Forum - Questions regarding community clubhouse parking and minor community landscape issues were answered to the full ability of the Board. Members thanked the Board for all they do for the community.

Meeting Adjourned 6:41 p.m.

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.

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

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.mycm.com call 619.298.3993 or email 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

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.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.

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.

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

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

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.

Moser Construction: Call Rick Moser at 619.247.2129 or via email Moserconstruction@mns.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@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

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

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 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

Yosemite Vacation Rental - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela bookyosemitcabins@gmail.com or airbnb.com/h/yosemiteshiddenhaven

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.

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

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.