



Crown Hills Newsletter August 2021

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Vice President

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Ron Torres

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Member

Bob Soto

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.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

Board Meeting

Crown Hills Clubhouse

Tuesday, August 24, 2021

6:00 pm

President's Message

Happy August Crown Hills,

I began my day with a positive mindset and my heart is full of gratitude, in fact it is overflowing. I started today giving thanks for all the blessings in my life, because there are so very many. Life is a precious gift and in the midst of our daily routines we can forget this. It is really easy to not prioritize the things, and most importantly the people, as they mean the most to us. I realized that I am always rushing to the next moment because of my schedule, always trying to catch up or possibly eventually get ahead. I stopped and asked myself to start truly trying to be present and be here now, living in the present. My goal, has always been to make a difference, to create a legacy I can be proud of, and to be able to give back. Through my monthly letters I have shared many personal moments about my family, my life and my journey. From when I moved to San Diego, I wanted to live in Crown Hills. Why did I desperately want to live in Crown Hills? It is because of the reputation it has for being a community. It is a beautiful and safe place to live. Everyone takes pride in their homes, and knows their neighbors. The fact that families come from near and far to trick or treat here, because they feel safe bringing their children into our community, spoke volumes to me. I made multiple full price plus offers before we finally closed on my home. To say that I was elated is an understatement and we couldn't wait to be part of this community.

I am thankful for my amazing neighbors, whom care about each other and our community. I am so proud of what Elizabeth, Joe, and my fellow board members have accomplished. Being part of a community reminds us that we are part of something greater than just ourselves. Service to our community gives us an increased sense of social responsibility to help others and give back. I look forward to our board meetings and seeing all the friendly faces. You show up because you care. Community also gives us the precious gift of friendship and opportunities to connect with our neighbors. I know I am always looking forward to chats over my wall and across the street and a smile and wave as they drive by. Wishing you all a happy, healthy and safe month ahead!

As I started to write my letter for this month, my thoughts began with a specific smile, a wave, a hug, a heart, that I miss dearly. It is with great sadness in my heart that I share that one of our dear neighbors, a man I greatly respected and cared about has passed. Those of you who were blessed to know Frank LoCicero, know what I am talking about. His personality and joy was larger than life. I always looked forward to seeing him, his smile, and hearing his kind words. Frank gave the best hugs. He served the Alpine community in the Knights of Columbus and knew my father. He always took time to genuinely ask how my parents and I were doing. He served our Crown Hills community by volunteering on the Architectural committee, and our country in WWII. Frank was very involved in the local VFW. I always loved when I saw his car because I knew my day was about to get better. He was a pillar in our community, and my heart broke when I heard the news of his passing. I hope as Frank looks down on us, he knows how much he was cared about, and how thankful I am that he was part of my life. The legacy he left behind made a difference in our world. It did in mine and my family. It is because of people like Frank, that I chose Crown Hills to be the community where I wanted to call home. My thoughts and prayers go out to Frank's family at such a difficult time. May they find comfort and peace in knowing the difference he made. Life is a gift, please remember this, and that each of us can make a difference in someone's life. Begin and end your day with a grateful and kind heart. In those moments in between, you can choose to share kindness, bring joy and make a difference, just as Frank did.



Sincerely, Cat Santangelo, Board President

2021 Annual Meeting of Members and Election

The Association's Annual Meeting is scheduled for Tuesday September 28, 2021.

6:00 p.m. Community Clubhouse
1821 Victoria Park Terrace
Alpine, CA 91901

Three (3) Board Seats are up for election, the three (3) Candidates receiving the highest number of votes will each serve a two (2) year term. Four candidate forms have been submitted. Becky Schooler shall act as Inspector of Election for this vote with assistance from the management company as needed.



Ballots

Please look for your voting ballot documents coming in the mail soon. Please take a moment to cast in your vote. Remember to sign your envelope where indicated.

Pet Rules Reminders

We have several complaints of pet owners not following pet rules.

- ✓ When walking your dogs they **must** be on a leash at all times.
- ✓ Pick up dog waste! We have several dog waste pet stations for your convenience.
- ✓ If your dog uses your back yard as a bathroom, please clean it up **promptly**. Your neighbors don't need to smell pet waste, please be courteous.

Recycling Bags

The San Diego County Recycling Department dropped off recycling bags and information packets for Crown Hills Residents. If you're interested please stop by the office and pick one up.

Tennis Court Resurfacing Update

Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts early-September.

Onsite Office Closure In September

Elizabeth will be on vacation from Sept. 6 to Sept. 10. She will return on Monday Sept 13. During the office closure, 360 Community Management will be happy to help you. Please look for more details in the September Newsletter.

Neighborhood Watch

We are looking for volunteers to resurrect our HOAs Neighborhood Watch Program. If you are interested, please contact Elizabeth.

Guest Parking

The Guest parking is for Guests Only. MT Security is monitoring all Guest parking areas. If you do not have a parking permit to be parked longer the 48 hour rule, you will receive a warning notice. After the final notice is placed on your vehicle, it will be towed without further notice. Please note, moving your vehicle from one guest parking spot to another will not help. Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions.

Important Pool Rule Reminders

- ✓ You **must** have your Key Fob to gain access to the pool area.
- ✓ Children who are **not potty trained** may not use the big pool. They may use the wader only.
- ✓ **Parents** please ask your teenagers to behave in the pool area. Inappropriate behavior and roughhousing are not allowed.
- ✓ Only **6 guests** allowed per household.
- ✓ No **Alcohol beverages** or glass containers are allowed in the pool area.
- ✓ **Pool Area is Monitored 24/7**

During Exercise Room Cleaning

Please leave the exercise room when the room is scheduled for cleaning, Schedule your exercise **before** or **after** this time. Machines being used during this time do not get cleaned nor does the area around them. Thank you.



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 6:30 pm

Hot Topics - Community Road Sealing **CHANGE**

Please see insert for complete road sealing schedule starting August 13th.

Board Minutes Summary - July 27, 2021

Presidents Message on page 1

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of June 22, 2021 . A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of June 22, 2021 in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, and reviewed a pending paint contract. MSC to approve the minutes as presented.

Financial Report

Period Ending 6/30/2021: The Operating Account balance is \$102,258. The total Reserve Account balance is \$851,351. The Accounts Receivable balance is \$5,193. Monthly Income was \$64,300 with expenses of \$78,186. Total assets are \$959,003. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Fifteen (15) new requests received. Thirteen (13) had an initial review and approval. Two (2) were finalized at this time.

Landscape: The Board reviewed an inspection report for this period.

- ✓ Proposal from Westwind Landscape to replace a damaged keystone wall next to the tennis courts. MSC to approve the proposal as submitted, cost \$1,150.
- ✓ Proposal from Westwind Landscape to remove several trees posing a liability. MSC to approve the proposal as submitted, cost \$1,450.

Pool/Spa: The new pool furniture has been setup and looks terrific.

Unfinished Business

County Health Update: No updates at this time. All facilities are fully open and ready for use.

Community Asphalt Maintenance: Sealing is scheduled for August 13th through August 23rd. The new speed hump has been installed at the corner of Larkspur and Begonia.

Tennis Court Maintenance/Repair: Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts at the beginning of September.

Community Center Interior Painting Proposals: Enterprise Coatings will soon begin to prepare and repaint the interior surfaces of the clubhouse, card room, gym room and connected hallways.

Community Center Exterior Painting Proposals: Savage Painting has begun to prepare and repaint the complete exterior surfaces of the clubhouse building including wood trim, stucco, and metal surfaces.

Storage Buildings Repair/Painting Proposals: Savage Painting has begun wood repair/replacement, and prep & painting of the storage buildings and garage building in the RV Lot.

New Business

2021 Annual Meeting & Election: The Annual Meeting of Members & Election is scheduled for Tuesday September 28, 2021 at 6:00 p.m. in the Community Clubhouse.

Alpine Planning Committee: The Board is seeking volunteers to form a committee to attend Alpine Planning Commission Meetings to report back to the community.

Crime Prevention: Minnie Estrada of the Alpine Sheriff Station was present to discuss different ways to prevent crime in the community. The Crime Prevention Specialist will conduct a free security inspection of the community. They highly recommend that a Neighborhood Watch Committee be formed. Brochures and additional information were left for residents.

Fire Mitigation: Bonnie Burchill of Sunrise Power Link was present to discuss fire mitigation in and around the community. and ways that homeowners can help to protect their properties. The Fire District highly recommends that all homes keep any dead plant materials and shrubs at least five feet away from any structure. Financial incentives are available from the Fire District to better secure homes from fire threats. Brochures and additional information was left for residents.

Homeowners Open Forum Members were free to speak on any matter of interest to the Community.

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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

Insurance - Get a free quote for home, auto insurance, RV's, commercial and health insurance from a trusted Crown Hills neighbor. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

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 - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

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.mycmi.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.grastontecnikue.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://denisekneally.norwex.biz>. or call Denise at 619.990.4352.

REALTY SERVICES

Mike Wilmers Realtor, Genuine Home Team - Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage, Keller Williams East San Diego. Call 619.277.2232 DRE# 00872511

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

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.lisaruieteam.com BRE #01846748

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

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.



360 Community Management

10769 Woodside Avenue, Suite 210

Santee, CA 92071

Office: (619) 270-7360 Web: www.360hoa.com



Crown Hills Homeowners Association

ASPHALT SEALING UPDATE

Eagle Paving is scheduled to perform asphalt sealing work in the community:

FRIDAY, August 13th 7:00 am
through

TUESDAY, August 24th 5:00 pm



REMINDERS - Refer to the revised map to determine the days which you are affected. Please review the Eagle Paving Guidelines provided to all homeowners in July.

Irrigation

Turn off irrigation sprinklers one day prior to work. Resume sprinkler operation one day after work.

Driveway Ramps

Homeowners are responsible for moving driveway ramps (BRIDJIT) out of street, away from the curb, on the day of street sealing.

Parking

- Overnight street parking will be allowed during the road seal project only.
- Park on the street closest to your home not scheduled to be paved.
Pay attention to the map schedule. If you park on a street being sealed the next day, be sure to remove your vehicle by 7:00 a.m. sharp to avoid getting towed.
- Clubhouse and guest parking is available (check the map).
- Remove your vehicles from the street as soon as you are permitted to return to your home.

Trash Services - Will not be affected.

Security Guards

Security guards will be patrolling the area to insure vehicles do not drive on affected streets during the required 24 hour drying period. Violators will be responsible for all damages and possible fines.

RV Lot: During the road seal access to RV Storage Lockers will not be available please plan accordingly. RV Lot closure will be from August 13 through August 15.

NOTE: Inclement weather may force a change in scheduling. You will be notified in advance if this should occur.

Thank you for your cooperation during this period as we work to improve and maintain our community. If you have questions contact Elizabeth.

Orange

Seal Coat Schedule

BLUE AREA

Friday, August 13th

ORANGE AREA

Monday, August 16th

GREEN AREA

Thursday, August 19th

YELLOW AREA

Friday, August 20th

RED AREA

Monday, August 23rd

~ Crown Hills HOA ~
Alpine, CA 91901