



Crown Hills Newsletter December 2023

In This Issue

- > President's Message 1
- > From the Office 2
- > Thank You. 3
- > Homeowners' Services..... 4

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

619.659.3520

crownhills@360hoa.com

Office Hours

Monday - Thursday

8:30 AM. - 5:30 PM

Friday 8:30 AM-12:30 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, December 12,

2023

6:00 pm

President's Message

Happy Holidays and Happy Birthday to all those born this month!

Hope everyone had a nice Thanksgiving and is ready for the December Holidays. A few special days this month are:

12/07 - Pearl Harbor Remembrance Day

12/07 - National Poinsettia Day

12/15 - Hanukkah

12/24 - Christmas Eve

12/25 - Christmas Day

12/31 - New Year's Eve



I'm looking forward to seeing all the decorated homes and lights for the holidays and who will win the home decorating contest.

We had a busy year with changes to the board and a new office manager. The board continues to work hard to satisfy the needs of our community and maintain our budget. To do so we had to do an increase of \$5.00 a month to help keep up with inflation.

Our last meeting for 2023 will be on Tuesday, December 12 at 6:00 p.m. We didn't have a November meeting so we would have enough time to get the ballots necessary for the recent CCRs Amendment voting that was mailed out to each of you. We really need your help when voting takes place to have enough votes for a quorum to be able to improve things in the community.

I wish you a very Happy Holidays and a Happy New Year, and look forward to seeing you next year!

Gratefully, Bob Soto, Board President

From the Governing Documents Committee

Thank you, to those 130 homeowners who have turned in their ballots and made their voices heard! For a quorum, **167 ballots must** be received. So check your desk or where you put "to do" items for your ballot, mark your vote, place it into the envelope, sign it and turn it into the onsite office ASAP. If you can't find it, Jodie has replacements in the office. Stop by, say hi and vote! Each time a vote is requested, it costs the HOA approximately \$850 to \$950, depending on what documentation is to be provided. Ballots **must** be received by 6 pm this Tuesday, December 12, 2023

Remember to turn in your CCRs ballot!

The Deadline is 12/12/23!



2024 Homeowners Monthly HOA Dues Important Reminder

Starting January, 2024
HOA dues are **\$215**

RV Lot rental fees remain **\$65.00**
for vehicle storage and storage lockers

Please make sure to update your payment information with your bank. Your new HOA dues of \$215 include a trash service fee.

If you have any questions, please contact the onsite office at 619.659.3520 or by email at crownhills@360hoa.com

Onsite Office Closed

Monday 12/25/23 Christmas Day
Monday 1/1/2024 New Year's Day.

CC&Rs Amendments

Please be sure to submit your vote!
We need your support!



Beware of Scam Letters

Residents are reporting getting scam letters that look very legit. If you have concerns, check with the source and/or your bank before you pay.

Barking Dogs

Please tend to your dogs. Don't allow them to bark for long periods of time. Please be courteous to your neighbors. A friendly reminder, excessively barking dogs are against the HOA Rules.

Common Area Landscape Maintenance Requests

We live in a large community with lots of landscaping needs. We do our best to keep things trimmed and maintained. Tree maintenance and weed abatement is scheduled out for months. If you have a common area maintenance request, please contact the office and we will do our best to accommodate your needs.

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



Crown Hills
Holiday Lights Contest
December 11th - 17th

3 winners will be selected.
Please see voting & prize details below

New Holiday Lights Contest Voting Process

- ✓ Homeowners may submit their vote using the ballot below or email crownhills@360hoa.com.
- ✓ One vote per household selecting 1st, 2nd and 3rd places.
- ✓ Voting period is between December 11th through December 17th.
- ✓ Please submit your vote to the onsite office by **December 18th**
- ✓ All homes are eligible.
- ✓ If you were a winner last year, you will not be eligible for first place this year.
- ✓ Winners will be announced by Thursday 12/21, on the bulletin boards.

Enjoy the Lights with family and friends! ...and vote!

Contest Winners Prizes will be as follows:

1st Place - \$100
2nd Place - \$75
3rd Place - \$50

Holiday Lights Contest Voting Ballot

Please write address of your choice
on the appropriate line below

1st Place _____

2nd Place _____

3rd Place _____

Honorable Mentions

Submitter's address _____



Volunteers



Anna Klingensmith	Diana Knutson	Lydia Houghton
Beatriz Beraud	Danae Ranucci	Marcie Berry
Becky Schooler	Diane Altamirano	Mike Beraud
Bob Massey	Debbie Wilmers	Michael Hayes
Bob Soto	Francine Ritchie	Pam Smart
Carl Berry	Gary Lane	Pamela Whitfield
Carmen Aguayo	Hilde Hinchcliff	Peggy Pappani
Carol Shue	Jane Duggan	Ron Torres
Carolyn Jamison	Jeff Soto	Sara Jamison
Cathy Santangelo	Jim Hook	Tito Cruz
Cathy Buday	Karen Ramey	Tom Richardson
Cheri Beatty	Joe Keneally	Wayne Buday
Chuck Ritchie	Judy Watson	



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

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.mycemi.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.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.

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

Solar 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@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

Haywood Realty Group - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

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@bhscal.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

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 bookyosemitecabins@gmail.com or 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

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.