



# Crown Hills Newsletter December 2020

## In This Issue

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

## Board of Directors

### **President**

Cathy Santangelo

### **Vice President**

Tito Cruz

### **Secretary**

Ron Torres

### **Chief Financial Officer**

Casey Myers

### **Member**

Bob Soto

### **Property Manager**

Joe Apparito

## Crown Hills Community Office

### **Manager**

Elizabeth Martinez

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[crownhills@360hoa.com](mailto:crownhills@360hoa.com)

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

### **Board Meeting**

Crown Hills Clubhouse

Tuesday, January 26, 2021

6:30 P.M. TBD

## President's Message

Happy Holidays and Merry Christmas Crown Hills Community,

I hope this newsletter finds you all doing well, staying safe and healthy, and that you and yours had a Thanksgiving that was full of gratitude.

When I thought about my message for December, my mind was filled with ideas. Typically, at the holidays I envisioned it more like "Twas the night before Christmas" with sugar plums dancing through my head, but this year there was something more important that resonated with me.

I am a huge fan of Hallmark movies, because there is a kindness to them that warms my heart and paints our world as a beautiful place to be. No matter what happens in the first hour and 50 minutes of air time, I can always count on the last ten minutes everything comes together and I am usually in desperate need of a tissue box. I recently watched one that talked about the coincidences that happen in our life that speak to us. I keep having the same message being sent to me. I know last month I spoke about that we don't know what the person next to you is going through and to treat everyone we encounter with kindness in our heart. I wanted to continue this journey and ask that for this month, to see the world through the eyes of a child. What would the 5 year old version of you write to Santa for this year?

Take time to remember the magic of the season. That anything is possible, and that the holidays are about believing and hope. There is a different type of magic as we grow up. The magic of caring, being thoughtful and being Angels on earth. You might wonder what I mean by that, I see Angels as someone to watch over others, a person that lives with exemplary conduct and virtue. All of us can be Angels at this time of year. Create some magic in other's lives when they need hope and to believe at the end of each story, that everything can come together and our world can be a better place.

Here is to hanging a stocking, putting out cookies for Santa, embracing the traditions that are centered around the heart of the holidays. Enjoy putting up a tree and lights, and remembering all of the reasons behind them, they are about peace and hope!

Wishing you all a magical holiday season!

Take care,  
*Cat Santangelo, Board President*



## Holiday Office Hours

December 18th, 23rd, 24th & 25th Closed  
December 31st Open 8:00 a.m. to 12:00 p.m.

## 2021 Homeowners Monthly HOA Dues

Important reminder: HOA dues go up to \$188 starting January, 2021. Please make sure to update your payment information with your bank. **Your new HOA dues of \$188 includes the trash service fee.** If you have any questions, please contact the onsite office at 619.659.3520 or by email at office@crownhillshoa.sdcoxmail.com

## Important CC&R'S Rule Reminders Section 10.6

### -Vehicles and Parking Restrictions:

Due to an increase in parking violations in the community, we are asking residents to review Crown Hills Parking Rules: Some are listed below.

- \* **Commercial Vehicles** can only be parked in your garage. Not your driveways, guest parking or streets.
- \* This rule applies to **all** Residents: **Street Parking** is permitted only for *loading* and *unloading*. Your guests are encourage to park in the guests parking areas. However, they can park in your driveway or in the immediate vicinity of your home *only*. Except from 12:00 a.m. to 5:00 a.m. where vehicles are subject to tow at owners expense.
- \* Designated parking areas are your garage and your driveway. Not on pavers, rocks, or grass, artificial grass or anywhere not considered a designated parking area.
- \* Do not park immediately opposite a vehicle on the street. This practice makes it difficult for emergency vehicles to get through our neighborhood.

If you don't want a violation letter in your mailbox make sure to follow the above rules listed & all parking rules in your CC&R'S Section 10.6.

**Items For Sale:** Blue/White Christmas lights \$15.00  
6' Walnut Curio Cabinet \$40.00 Inversion table \$20.00  
Gas grill with Propane \$25.00 Toro Electric leaf blower \$15.00. If interested contact Suzie at email [suzigram80@gmail.com](mailto:suzigram80@gmail.com)



## Community Alerts & Notices

We have a problem with children riding their bikes on homeowners front yards. Please watch your children! You will be responsible for any damages.

Lately there's been a lot of wild life activity in the neighborhood. Mountain lion, bob cats and coyotes have been sighted. Be very cautious.

There's been illegal dumping on common area grounds recently. We found garage rack pieces dumped next to the guest parking off of Larkspur Dr and Columbine Dr. If you saw who did this please report them to the onsite office. Anyone caught will face possible fines.

## Rental Home Wanted

We are looking for a home to rent in Crown Hills by February 2021. We currently renting a home here that is being sold. Please call or text Mary at 858.354.0970.

## Clubhouse Activities

### Cancelled until further notice

- 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

## Board Zoom Meeting Summary - December 01, 2020

### Presidents Message on page 1

### Approval of Previous Meeting Minutes

**Open Session** The Board reviewed the Open Session Meeting Minutes of October 27, 2020. A motion was made, seconded, and carried to approve the Minutes as presented.

**Executive Session** The Board reviewed the Executive Session Meeting Minutes of October 27, 2020 in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence and held due process violation hearings. A motion was made, seconded, and carried to approve the Minutes as presented.

### Financial Report

**Period Ending 10/31/2020:** The Operating Account balance is \$85,983. The total Reserve Account balance is \$730,900. The Accounts Receivable balance is \$7,774. Monthly Income was \$70,441 with expenses of \$59,997. Total assets are \$824,922. A motion was made, seconded, and carried to approve the financial report as presented for filing pending independent financial review

**CD Investments Review:** The Board was provided an updated list of current CDs managed by Merrill Lynch for their review. No other action was needed at this time.

**2020 Financial Review Proposal:** The Board reviewed proposals to perform the 2020 Financial Review and prepare the 2020 Federal and State Income Tax Returns. After further review, a motion was made, seconded, and carried to approve the proposal from Sonnenberg & Company, CPA's for a cost of \$1,250.

### Committee Reports

**Architectural:** Committee Chair Mike Wilmers was present and provided a report for this period. There were eleven (11) new requests received. Nine (9) had an initial review and approval. Eight (8) were finalized at this time. The Committee expressed thanks to the many residents that follow the community guidelines when making any exterior changes.

**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 or needed at this time.



### Unfinished Business

**County Health Update:** The Board discussed new updates received from the state and county. As meaningful updates are received, the board will review and call a meeting and alert the Membership.

### New Business

There was no new business to discuss this period.

### Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Each person was provided three minutes to speak. Members were present to comment on Halloween guidelines and landscape matters, and minor maintenance matters.

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### Political Signage

The 2020 election season is over. Please remove all political signage placed on your property that are visible from any common areas. Thank you.

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# 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

**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](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** - 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](http://www.mtsecurityandinvestigations.com)

**Wealth Management** - CCMi offers fee-only financial planning and investment management services for individuals and business owners. Website: [www.mycmci.com](http://www.mycmci.com), call at 619 298 3993 or email Brian [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.mariellarocha.com](http://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](http://www.igugubeads.com)  
[www.grastontecnikue.com](http://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://denisekeneally.norwex.biz>. or call Denise at 619.990.4352.

### 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.lisaruisteam.com](http://www.lisaruisteam.com) BRE #01846748

**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** - Keller Williams Realty, San Diegan with a passion for turning real estate dreams into realities. Please let me know how I can help 619.250.0962 DRE#02113690 [jwolf@kw.com](mailto:jwolf@kw.com)

**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)

### 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](http://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](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.

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.