



Crown Hills Newsletter December 2022

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Board of Directors

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Monday - Thursday

8:30 AM. - 5:30 PM

Friday 8:00 AM-12:00 PM.

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10769 Woodside Avenue #210

Santee, CA 92071

619.270.7360

www.360hoa.com

Board Meeting

Crown Hills Clubhouse

Tuesday, January 24, 2023

6:00 pm

President's Message

Happy Holidays and Happy Birthday to all born this month!

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

Dec 5 International Volunteer Day

Dec 6 St. Nicholas Day

Dec 7 Pearl Harbor Remembrance Day

Dec 7 National Poinsettia Day

Dec 18 Hanukkah

Dec 18 Qatar World Cup 2022 Final

Dec 24 Christmas Eve

Dec 25 Christmas Day

Dec 31 New Year's Eve



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

We have had a lot of projects and repairs that have been started in the community and I want you to know the board is diligently working to get them completed. We hope to have the tennis court lights repaired very soon. We met with the electrician and the board will be voting on the proposals. We also are working on the RV lot parking project which will address some of the needs there along with the language of the CC&R's that speak to that.

We will not be having an open homeowners meeting in December due to the holidays. However, the board will be meeting to address some of the issues above. Our next open meeting will be January 24th 2023 at 6:00 p.m. We hope to see you there.

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

Gratefully, Bob Soto, Board President

2022 Year End Packet

Please be on the lookout for your 2022 Year End Packet coming in the mail soon.

Onsite Office Holiday Closure:

Thursday, December 8

Friday, December 23

Monday, December 26

Friday, December 30

Monday, January 2





Crown Hills
Holiday Lights Contest
December 12th - 18th

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 office@crownhillshoa.sdcoxmail.
- ✓ One vote per household selecting 1st, 2nd and 3rd places.
- ✓ Voting period is between December 12th through December 18th.
- ✓ Please submit your vote to the onsite office by **December 19th**
- ✓ 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 12/22, 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

All winners will receive a sign to place on their yard.

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 _____

**2023 Homeowners Monthly HOA Dues
Important Reminder**

Starting January, 2023
HOA dues are **\$210**

RV Lot rental fees are **\$65.00**

for vehicle storage and storage lockers

Please make sure to update your payment information with your bank. Your new HOA dues of \$210 include 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](mailto:office@crownhillshoa.sdcoxmail)

Pool Area Closure Update

The big part of the pool maintenance was postponed to sometime in February or early March. As soon as we have the scheduled date we will update you all. The pool area is back open, for the brave that go in when the heater is off. The spa is heated & up and running.

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.

Signs Along Victoria Park Terrace

We are getting several reports of residents placing personal ad signs on Victoria Park Terrace on the weekends. Violation letters will be sent to offenders. We are especially keeping an eye for residents having Yard Sales. Remember Community Yard Sales are only allowed twice a year in April and October.

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.

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 - November 15, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of October 25, 2022. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of October 25, 2022, in which the Board reviewed the violation log, reviewed the delinquent account log, reviewed homeowner correspondence, and held a due process violation hearing. MSC to approve the minutes as presented.

Financial Report

Period Ending 10/31/2022: The Operating Account balance is \$30,774. The total Reserve Account balance is \$742,828. The Accounts Receivable balance is \$8,355. Monthly Income was \$68,229 with expenses of \$61,630. Total assets are \$782,159. MSC to approve the financial report as presented for filing pending independent financial review.

2023 Proposed Draft Budget: The Board of Directors has spent the past few months reviewing and discussing next year's budget. During this process, the Board took into consideration the needs of the community including security issues we have been experiencing and vehicle parking issues. Costs for the month-to-month operations of the Association have increased as well in all categories of service. Brush abatement has been increased once again due to the extensive and large size of the common property, to reduce fire liability and be able to continue to obtain fire insurance. Reserve funding has been increased to assure funds are available when the time comes to replace common area components. MSC to approve the draft 2023 budget with an increase of \$12 per unit, per month (6.1%) as well as an increase in the RV and storage locker fees to \$65 per month effective 1/1/2023.

Committee Reports

Architectural: Committee Chair Michael Beraud was not present but did provide a report for this period. There were two (2) new requests received. Two (2) received an initial review and approval. None are pending. Seventeen (17) were finalized at this time.

Landscape: The Board reviewed an inspection report from a walk-thru. MSC to approve a proposal from Westwind Landscape to renovate the corner entry area to the community located next to 1901 Larkspur for a cost of \$3,850.

Unfinished Business

Gym Equipment Replacement: All new equipment installation has been completed. A grand re-opening was held on November 11 with many residents in attendance.

Proposed Amended Vehicle Parking Guidelines: After further researching the governing documents regarding vehicle parking rules and guidelines, it was found that the guidelines as they are written are not as clear and enforceable as they should be. MSC to form a committee to review the governing documents and rules regarding vehicles and to recommend amendments as needed for better clarity and enforcement. The committee shall report to the board on their findings and recommendations.

Tennis Court Fencing/Lighting Damage: A meeting will be scheduled with RPL Electric to review and clarify the work needed.

New Business

Concrete Trip Hazard Removal: BPR Inc. is scheduled on 12/19/22 to saw cut concrete sidewalk areas.

Asphalt Speed Humps: The Board reviewed several competing proposals to install three (3) asphalt speed humps in pre-determined areas in an effort to slow down speeding. MSC to approve the proposal from Eagle Paving, cost \$12,245.

Clubhouse Building Roof: The Board reviewed a proposal from MG Roofing, Inc. for roof maintenance and repairs. After further review and discussion, MSC to approve the proposal cost \$1,820.

Homeowners Open Forum

Questions regarding proposed speed humps in the community as well as RV lot questions were received.

Meeting Adjourned 6:41 p.m.

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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

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.mycmci.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.

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

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.

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 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 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

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. 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

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

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.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!



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.