



# Crown Hills Newsletter December 2021

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## Board of Directors

### **President**

Bob Soto

### **Vice President**

Tito Cruz

### **Secretary**

Ron Torres

### **Chief Financial Officer**

Casey Myers

### **Member**

Gary Lane

### **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.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

### **Board Meeting**

Crown Hills Clubhouse  
Tuesday, Jan 25, 2022  
6:00 P.M.

## President's Message

Happy Holidays Crown Hills!

We hope you had a Happy Thanksgiving and got to spend quality time with family and friends and have a nice meal. I know I did. Below I want to share our accomplishments and challenges this past year:

- ✓ First and foremost was our on going challenge with the Covid mandates up until mid June, I certainly hope this new variant that has hit many countries doesn't come our way, as we are finally able to enjoy the many things we love doing.
- ✓ Our biggest challenge and accomplishment was getting the roads sealed to maintain the life of our roads and the beauty of our community. Thank you all for assisting us with this!
- ✓ Next was getting our clubhouse kitchen completely remodeled and upgraded with new cabinets, flooring, counter tops and more.
- ✓ We had the exterior of the RV Lot buildings painted as well as our clubhouse exterior and interior.
- ✓ We are now in the process of installing a new 75" TV on the wall where the old built in entertainment center was and adding a state of the art stereo system. This will certainly enhance the rental of our clubhouse for many events.
- ✓ We bought new pool furniture and pool shower head.
- ✓ We had the tennis courts resurfaced and painted, and put in a new pickleball net system.

All of this could not have been done without Joe, Elizabeth and the board and I want to personally thank them for all their hard work. We have a few updates so far on the books for the coming year which include improving our RV lot fence, upgrading our security camera system, and remodeling the interior of the clubhouse and bathrooms.

So as you can see we had a busy year and look forward to the coming year. We want to wish you all a wonderful holiday season, a very Merry Christmas and a Happy New Year. We appreciate your support and would like to hear any suggestions you may have by submitting them to the office.

Lastly if you see something doesn't look right please say something, we can't fix or address what we don't know about.

*Respectfully, Bob Soto, Board President*



## Holiday Office Hours

Onsite office will be closed on December 24th & 31st.

## 2022 Homeowners Monthly HOA Dues Important reminder

Starting January, 2022

HOA dues are **\$198**

RV Lot rental fees are **\$60.00**  
for vehicle storage and storage lockers

Please make sure to update your payment information with your bank. Your new HOA dues of \$198 include 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](mailto:office@crownhillshoa.sdcoxmail.com)

## Tennis Courts

Parents please remind your children tennis courts are to play **tennis & pickleball only**. We have received several reports of children playing soccer, volleyball and other sports.

**No skateboards, scooters or any wheeled toy** are allowed in the tennis courts.

Please help us prevent damage to the newly resurfaced tennis courts.

## Barking Dogs

Please tend to your dogs. Make sure they are taken care of properly. 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 Parking Lot

No Parking Anytime Signs are in place in front of the mailboxes in an effort to stop vehicles from stopping in that area when picking up mail. The curb is painted Red for Fire Lane. Please be respectful and don't **park or stop** in the Red painted areas. We have plenty of parking for your convenience. Taking a few extra steps may just prevent an accident waiting to happen.

## Noise Level Rules - Reminder

CC&R's Section 11.19 - Noise. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance or otherwise interfere with the enjoyment of other owners.



## Crown Hills Holiday Lights Contest December 13th—17th

3 winners will be selected.

1st price - \$100

2nd Price - \$75

3rd Price - \$50

And a 2021

winner sign to place in the front yard.

Winners will be announced on the bulletin boards on Monday December 20th  
For more details contact the onsite office.

## Home Improvements

Recently we have had several homeowners perform improvements without requesting Architectural approval first. Please be reminded home improvements on the outside of your home need approval before you start your project. Without obtaining approval first, you run the risk of adding or installing something not approved by the Community Architectural Standards and may be asked to remove it and be fined.

## 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.



## 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

## Board Minutes Summary - November 23, 2021

### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of October 26, 2021. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of October 26, 2021, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, and reviewed Association files access guidelines. MSC to approve the minutes as presented.

### Financial Report

**Period Ending 10/31/2021:** The Operating Account balance is \$61,001. The total Reserve Account balance is \$772,854. The Accounts Receivable balance is \$4,460. Monthly Income was \$67,713 with expenses of \$78,750. Total assets are \$838,516. MSC to approve the financial report as presented for filing pending independent financial review.

### Committee Reports

**Architectural:** Committee Chair Mike Wilmers was not present but provided a report for this period. There were twelve (12) new requests received. Two (2) received an initial review and approval. None were finalized at this time.

#### Landscape:

- ✓ The Board reviewed an inspection report for this period. All minor maintenance is performed during the regular maintenance schedule. A main irrigation line was recently repaired. Any major items or issues that come up are put before the board for review and consideration at each posted meeting.
- ✓ The Board is in process of obtaining competitive proposals for brush abatement in specific areas of the **community** per a request from the Alpine Fire Marshall. This item shall remain on the agenda for further review and consideration.

**Pool/Spa:** All **equipment** is functioning well and no other issues to report this period.

### Unfinished Business

**County Health Update:** There are no new county updates for this period.

### New Business

**Pool Area Additional Lighting:** The Board reviewed a proposal from RPL Electric to install two (2) new pole **lights** and fixtures in and around the pool/spa area. After further review and discussion, it was determined that management would obtain competitive proposals for review and consideration at the next meeting.

### Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions were raised regarding the RV lot parking and guidelines. The areas of concern in the RV lot will be inspected by Board Members and Management to determine if any changes may be needed. Any questions were answered to the satisfaction of the Members present.

### Adjournment

MSC to adjourn at 6:23 p.m.

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### Hot Topic - RV Lot

A resident reported finding a rattle snake inside her storage locker and wanted to alert everyone renting a locker to be very careful especially if you have not been to your storage locker in a while.

To help with this we can install weather stripping on the bottom of the doors to those who need it.

Please call or email the onsite office to get on the list to install weather stripping.

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

**Wealth Management** - CCMI offers fee-only financial planning and investment management services for individuals and business owners.  
[www.mycemi.com](http://www.mycemi.com) call 619.298.3993 or email [brian@myccmi.com](mailto: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.mariellarochoa.com](http://www.mariellarochoa.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.grastontecnicque.com](http://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.

### REALTY SERVICES

**Jessica Wolf, Realtor** - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? [jessicawolf@bhscal.com](mailto: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.lisaruiteam.com](http://www.lisaruiteam.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

### 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

**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](mailto:Joseph@momentacoaching.com)

### 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.



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