



# Crown Hills Newsletter February 2024

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

619.659.3520

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

### Office Hours

Monday - Thursday

8:30 a.m. - 5:30 p.m.

Friday 8:30 a.m.-12:30 p.m.

### 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, February 27,

2024

At 6:00 pm

## President's Message

Happy Valentines Day and Happy Birthday to all the February Birthdays!

Special days this Month:

Feb. 11- Super Bowl – should be national holiday

Feb. 12 - Lincoln's Birthday

Feb. 14 - Valentine's Day

Feb. 14 - Ash Wednesday

Feb. 19 - Washington's Birthday

We are one month into the new year and only a month and a half until daylight savings time and the pool opening back up. Wow, how time flies.



The biggest sporting event, Superbowl, is upon us and should be deemed a national holiday for the day after since so many people take it off or call in sick to recover. Feb 13-16 professional baseball pitchers and catchers report for the beginning of spring training. The Padres first spring game is Thursday, Feb 22, will this be their year?? Their first home game is March 28 against the San Francisco Giants. Let's see how 2024 goes for them.

Lots of projects have been completed in the community and we should have our updated CC&R's completed very soon. Our committee led by Becky Schooler has done a fantastic job and much appreciated.

Our next meeting is Tuesday, February 27<sup>th</sup> at 6:00 pm. We look forward to seeing you then!

*Gratefully, Bob Soto, Board President*



## CC&R's Amendments VOTE EXTENDED!

The new deadline to turn in your ballot is **February 27, 2024!** Please be sure to submit your ballot! We need your support! It takes a lot of work to get changes made to the CC&Rs. We appreciate your participation.

# Remember to turn in your CCRs ballot!

## Homeowners Monthly HOA Dues Reminder

Starting January, 2024

HOA dues are **\$215**

RV Lot rental fees are **\$65**

for vehicle storage and storage lockers

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

If you have any questions, please contact the onsite office at 619.659.3520 or by email at [crownhills@360hoa.com](mailto:crownhills@360hoa.com)

## Stop Signs

For everyone's safety please be sure to obey all stop signs in the community by making a full and complete stop. There are children in the community and we want everyone to be safe.



## Motor Scooters and Bikes

For everyone's safety, please be sure when operating motorized scooters and bikes to be extra cautious. Helmets should be worn at all times. Bright clothes and lights help with visibility. This is especially important for the children.

## Looking to Sell Your Home

There is a Crown Hills resident who is interested in purchasing. Please contact the office directly at 619.659.3520



Spring Community Garage Sale  
will be held on  
Saturday April 13, 2024

## Sunrise Powerlink Fire Mitigation Grants

Crown Hills homeowners are eligible to apply for a Year 2024 Grant to assist with improving the fire safety of their home, grants are up to a maximum of \$2,585.88 per eligible parcel.

- ✓ Vent Replacement, a Priority Grant – Assistance to replace existing vents with new ember resistant vents that meet fire code and are installed in compliance with building codes and permits.
- ✓ Defensible Space Grant – Assistance to create Defensible Space – New – Defensible Space zone is 0 – 5 feet around your home.
- ✓ Structure Hardening Grant – Replace existing structure components: windows, doors, patio covers with approved building materials that meet fire code.

Application due date is March 1, 2024!

## Dogs Must Be on a Leash

A reminder to please be sure to keep your dog on a leash at all times when walking through the community.



## Pride in Landscaping

Please complete landscape maintenance and remove weeds. We appreciate your cooperation in enhancing and protecting the value, desirability and attractiveness of Crown Hills.

## Bulk Item Pickup Requests

When you have a large item you need picked up please call or email your request to the onsite office. Every homeowner gets 2 bulk item pickup requests per year at no additional cost. For additional information, please contact the onsite office at 619.659.3520.

## Hot Topic Street Parking

Important reminder street parking is not allowed.

Residents may park in front of their homes to load and unload only.

Be aware vehicles parked on the streets between the hours of **midnight and 5:00 am** are subject to being towed at owners expense.

Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions.

## Board Minutes Summary - January 23, 2024

**Proposed Amended CC&R's:** It was determined that the number of ballots received by the membership was not enough to achieve a meaningful vote. A motion was made, seconded, and carried, (MSC) to approve extending the voting to February 27, 2024. The Board of Directors reserves the right to extend the close of balloting upon Board approval for such periods of time as the Board believes appropriate and reasonable.

### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of December 12, 2023. MSC to approve the Minutes as presented.

### Financial Report

**Period Ending 11/30/2023:** The Operating Account balance is \$24,425. The total Reserve Account balance is \$810,791. The Accounts Receivable balance is \$1,506. Monthly Income was \$73,688 with expenses of \$57,438. Total assets are \$836,723. MSC to approve the financial report as presented for filing pending independent financial review.

**Period Ending 12/31/2023:** The Operating Account balance is \$38,367. The total Reserve Account balance is \$801,479. The Accounts Receivable balance is \$1,898. Monthly Income was \$89,565 with expenses of \$75,504. Total assets are \$841,746. MSC to approve the financial report as presented for filing pending independent financial review.

**2024 Reserve Projects Planning:** Management has provided the Board with a reserve funding project planning worksheet. The projects are taken from the latest reserve study report and show common components that should be inspected and possibly replaced this year. Board Members and Management shall inspect each of the components to determine an order of repairs. This item will remain on the agenda for further review and discussion.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was not present and provided a report for this period. There were seven (7) new requests received for items such as garage door, front door, exterior lighting, and patio cover. Four (4) received an initial review and approval, three (3) are pending, and two (2) prior requests have been finalized at this time.

**Landscape:** Westwind Landscape has been acquired by Pacific Sunscapes. The current landscape supervisor has been retained by Pacific Sunscapes and will continue to service the community. The Board reviewed proposals from Westwind Landscape to trim and remove certain trees on Columbine, Begonia, Snapdragon, Larkspur, and Hyacinth. After further review and discussion, MSC to approve the proposals for a total cost of \$10,040.

**Pool/Spa:** There were no issues or concerns to report this period.

### Unfinished Business

**Fire Alarm Panel Replacement:** Standard Electronics has scheduled Monday, January 29, 2024 to replace the aging fire control panel in the community office. Further updates will be provided periodically.

### New Business

There was no new business brought before the Board at this time.

### Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions regarding minor community landscape issues were answered to the full ability of the Board.

### Adjournment

With no other business to come before the Meeting, MSC to adjourn at 6:32 p.m.

#### 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



## 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

**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)

**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 & Investigations** - 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.mycmi.com](http://www.mycmi.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.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.grastontecnique.com](http://www.grastontecnique.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](mailto:spa.partsonline619@gmail.com)

**Solar** Contact Mario 619.654.6966 or email to

[mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

**Moser Construction**: Call Rick Moser at 619.247.2129 or via email

[Moserconstruction@msn.com](mailto: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**

**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](mailto:jessicawolf@bhscal.com) 619.250.0962

**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](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 619.820-4406. [www.milesclassicalguitar.com](http://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](http://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](mailto:Joseph@momentacoaching.com)

**Yosemite Vacation Rental** - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela [bookyosemitcabins@gmail.com](mailto:bookyosemitcabins@gmail.com) or [airbnb.com/h/yosemiteshiddenhaven](https://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](mailto: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 as well. 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.