



Crown Hills Newsletter February 2021

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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
 619.659.3520
crownhills@360hoa.com
office@crownhillshoa.sdcocmail.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, February 23,
 2021
 Time & Location TBD

President's Message

Happy February Crown Hills Community,

I hope this finds everyone doing wonderful and your new year is off to a great start! January has been a very busy month for me, but in the midst of everything going on, I made sure to take some time for reflection. So in the spirit of reflection, I chose a word for last year, instead of this upcoming year. A word we can continue to embrace in the new year and remember what we learned and accomplished together by doing this. I choose the word "awareness".

The board was always engaged and stayed aware of the policies and protocols to protect our community, by knowing the COVID tier we were in, what it meant for us and making some hard decisions in order to comply with San Diego County health directives. When I look back they were actually easy ones, because they were the right ones to protect each of our families and maintain a safe community. I want to thank Bob, he was excellent at giving us updates on COVID restrictions that affected our HOA and sharing them at every meeting. While I know we are all celebrating the current tier change, please remember this is not a race to the finish, and we must be mindful that while we are thankfully heading the right direction, we are not there yet and when we can implement the changes in the next tier, trust me we will.

The board was aware of our leadership needs, and we are all still celebrating Elizabeth coming home. She doesn't just manage our community, but nurtures it and protects it with the utmost of care. She and Joe are a dynamic duo. We are so thankful for their dedication and the passion they have for Crown Hills.

We had great awareness around the budget, what we needed to do this year and in upcoming years. Casey has done a fabulous job partnering with the board to make sure we addressed our community's needs and prepared for upcoming maintenance and TLC. The countless hours Casey has put in are so very much appreciated.

We had awareness of the security needs that have unfortunately been necessary to keep everyone safe, and been aware of addressing the safety of the roads. While many may get tired of the same message over and over, it is reiterated out of necessity. I am on the road a lot, and during this time you can see how the distractions and frustrations of many impact our roads. Please continue to be aware while driving. Defensive driving is an art form.

We have been aware of how blessed we are to have community members that care and dedicate their time to making Crown Hills an incredible place to be. A huge thank you to all of our volunteers.

I personally am so grateful for this amazing board that I am lucky to be part of. A huge thank you to Tito, Ron, Casey and Bob for all that they do. They all put in many hours and dedicate their time to make our home Crown Hills what it is.



Continued on page 2

President's Letter *continued*

We have also been aware of the emotional needs that many have to connect at a time when it is needed the most. Being aware of what you personally need is so important, and I hope that you are all being kind to yourself and prioritizing your health and mental well being.

This Valentine's Day, I wish you all a month full of love, kindness, joy and good health. I also wish for you to have awareness, of what is happening around you and to find the gratitude in your heart for all that we have to be thankful for.

Take care,
Cat Santangelo, Board President

HOA Dues Payment Returned?

For those homeowners that mail their payments to the banks address in San Francisco, we are experiencing HOA dues payments being returned. We are not sure why at this time. If this happens to you please bring in your payment to the Crown Hills onsite office for processing. 360 Community Management is currently working on resolving this issue. No late fees will be applied to homeowners affected.

Fruit Trees

Do you have too much fruit growing on your trees and don't know what to do with it? Remember you can bring the fruit to the onsite office to share with your neighbors. Especially lemons. Thank you!



Community Clubhouse & Gym

Due to current Covid-19 guidelines and restrictions the Clubhouse and Gym will remain closed until further notice. Many of you have asked about reopening the Gym, in order to be allowed to reopen the County has to move to the Red Tier which allows indoor gym activities at a limited capacity.

Bicycles, Skateboards & Roller Blades

We have several reports of children riding bicycles and skateboards unsafely in the community. Parents please remind your children to be cautious of cars while riding wheeled toys in the community.

Roll Off Dumpster

Roll Off Dumpster will be available for Spring Cleaning at end of March or beginning of April. Please look for an update in the March Newsletter.

Tree Maintenance 2021

The project is tentatively scheduled to begin on February 9, 2021. We appreciate your patience with the noise and ask that you watch for workers as they complete the yearly maintenance on trees.

Tree Mulch

During the tree maintenance, we might have mulch available to give away to homeowners for use on their properties. The mulch would be delivered to the homeowner's driveway. If you are interested please let onsite office know by calling 619.659.3520 or by email to crownhills@360hoa.com

Pride in Landscaping

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

Common Area Slopes

If you see any motorbikes or bicycle activity on the common area slopes, please report it to the onsite office at 619.659.3520 or by email to Elizabeth@phoac.com

Trash Collection Service

Each home in Crown Hills has been issued one bin each for trash, recycle, and green waste. Any additional bins, boxes or bags left out for pick up are not part of the services offered. Please store your bins appropriately. You are permitted to neatly line bins up along a wall of your home that does not face the street, not in the front of your home. Please place your waste bins out on Tuesday evening so you don't miss the pick up, service trucks can arrive as early as 7:00 a.m. on Wednesdays.



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 on this, please contact the onsite office at 619.659.3520.

Board Minutes Summary - January 26, 2021

Presidents Message on page 1

Approval of Previous Meeting Minutes

Open Session Meeting Minutes of December 1, 2020. A motion was made, seconded, and **carried** to approve the Minutes as presented.

Executive Session Meeting Minutes of December 1, 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 11/30/2020: The Operating Account balance is \$93,219. The total Reserve Account balance is \$751,823. The Accounts Receivable balance is \$6,245. Monthly Income was \$77,698 with expenses of \$70,462. Total assets are \$851,551. A motion was made, seconded, and carried to approve the financial report as presented for filing pending independent financial review

Period Ending 12/31/2020: The Operating Account balance is \$90,915. The total Reserve Account balance is \$765,982. The Accounts Receivable balance is \$6,532. Monthly Income was \$63,256 with expenses of \$65,560. **Total** assets are \$863,693. A motion was made, seconded, and carried to approve the financial report as presented for filing pending independent financial review

Committee Reports

Architectural: There were sixteen (16) new requests received. Eleven (11) had an initial review and approval. Fifteen (15) current and past requests 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 a proposal from Westwind to replace the irrigation heads in boulder park with new more water efficient heads. The Board approved the proposal as submitted, cost \$7,250. The Board reviewed a proposal from Westwind for tree trimming and removal. The Board approved the proposal as submitted, cost \$17,350.

Pool/Spa: There are no updates or issues to report this period.

Unfinished Business

County Health Update: The Board discussed any new updates received from the state and county.

New Business

Larkspur Slope Erosion Control: The Association has inspected the sloped area behind homes from 1901 to 1985 Larkspur with soils engineers in order to find a solution to the constant erosion issue. This item will remain on the agenda pending obtaining legal opinions on how any work needed may be funded and if a vote of the members is required.

RV Lot Floodlight/Camera Discussion: The Board is considering adding a motion activated camera and flood light in an area of the RV lot that is not fully lighted at night. This item will remain on the agenda pending further research.

Homeowners Open Forum

Members were present to comment on Tree work scheduled this year as well as concerns over assessment increases. All questions were answered to the full satisfaction of all Members present.

Hot Topics - Tennis Courts

Please be advised the tennis courts are for playing Tennis and Pickle Ball *only*. Please do not let your children play any other sport in there as it's damaging the Nets and grounds. We will track who enters with your fob access and will start issuing violation letters to those offenders.

Parents you are responsible for any damage caused by your children.

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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

Attorney - Rebecca Ocain. Expertise in Family Law, Estate Planning, and Criminal Defense. Over 16 years of experience. 619.431.1076.

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

Wealth Management - CCMi offers fee-only financial planning and investment management services for individuals and business owners. Website: www.mycmci.com, call at 619 298 3993 or email Brian 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

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.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

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

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.lisaruitteam.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

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

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 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

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.