



# Crown Hills Newsletter February 2023

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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](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, February 28,  
2023

6:00 pm

## President's Message

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

Special days this Month:

- ✓ Feb 2nd - Ground Hog Day
- ✓ Feb 12th - Super Bowl - should be a national holiday
- ✓ Feb 14th - Valentine's Day
- ✓ Feb 20th - Presidents Day
- ✓ Feb 22nd - Ash Wednesday



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, Super Bowl, 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 15-17 professional baseball pitchers and catchers report for the beginning of spring training. The Padres first spring game is Friday, Feb 24, will this be their year?? Their first home game is March 30 against the Colorado Rockies. There was such a big demand for season tickets they had to stop offering them so they can have an inventory of single game tickets.

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 28th at 6:00 pm. We look forward to seeing you then!

*Gratefully, Bob Soto, Board President*

**Fire Mitigation Grants:** Bonnie Burchill of Sunrise Power Link was present to discuss fire mitigation in and around the community and ways that homeowners can help to protect their properties. The Fire District highly recommends that all homes keep any dead plant materials and shrubs at least five feet away from any structure. Financial incentives are available from the Fire District to better secure homes from fire threats. The Board and all members present thanked Bonnie for attending and being immensely helpful. Brochures and additional information was left for residents to obtain at the community office

### Be A Good Neighbor

This is Silly String on Larkspur and in green belt. Please be sure you or your kids clean up the mess they make in the greenbelts and our roads. This would include chalk as well.



## New Year Resolutions for HOA Members

I the HOA Member, resolve to:

**Number One:** Follow the Golden Rule: Treat others as you would like to be treated.

### My Attitude:

- ✓ I won't refer to the HOA or board as "They" since it is "US" The directors are also members who pay assessments and spend their time working for **free** to benefit us all.
- ✓ Be neighborly because shared ownership fails without cooperation.
- ✓ Assume our directors are doing their best as volunteers and give them the benefit of the doubt. I won't assume the board is incompetent or dishonest when I think it is overspending.
- ✓ Avoid the "my home, my castle" attitude. We share ownership, which means we also have agreed to share control of our property.
- ✓ Find opportunities to thank **our Directors**, committee members, office staff and community property manager for their service to our community.

### Be Knowledgeable:

- ✓ Read the information the HOA sends to me.
- ✓ Be familiar with the CC&R'S, Bylaws, and Rules. I will be a better neighbor by understanding the use restrictions and rules.

### Help Board Meetings:

- ✓ Make an effort to attend Board meetings.
- ✓ Review the posted agenda before attending meetings.
- ✓ I will use my open forum time to inform the board, not to argue with them, and after the open forum, I will not interrupt board deliberations.
- ✓ Encourage others attending board meetings to behave with decorum and respect, as we are all neighbors.

### Lastly:

*Always follow the Golden Rule.*

## Homeowner Inquiry

If you have replaced any sink in your home and are willing to share your knowledge on replacement and installation process please call Paul at 619.368.9366

## 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.

## Garage Sale



Crown Hills Semi-Annual Garage Sale will be held on Saturday April 15th.

## 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.

## 2023 Homeowners Monthly HOA Dues

Important reminder: HOA dues went up to \$210, RV Lot rental fees to \$65 starting January, 2023. Please make sure to update your payment information with your bank. HOA dues include the trash service fee. Contact the onsite office at 619.659.3520 or by email at office@crownhillshoa.sdcoxmail.com if you have questions.

## Sunrise Powerlink Fire Mitigation Grants

Crown Hills homeowners are eligible to apply for a Year 2023 Grant to assist with improving the fire safety of their home, grants are up to a maximum of \$2,532.05 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. **Application due date is August 3, 2023!**

Defensible Space Grant – Assistance to create Defensible Space – New – Defensible Space zone is 0 – 5 feet around your home.

**Application due date is March 3, 2023!**

Structure Hardening Grant – Replace existing structure components: windows, doors, patio covers with approved building materials that meet fire code.

If you need an application or more information please stop by the onsite office.

## 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 - January 24, 2023

### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of November 15, 2022. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of November 15, 2022, in which the Board reviewed the violation log, reviewed the delinquent account log, reviewed homeowner correspondence, reviewed the security monitoring report and met with CC&R committee members. MSC to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of December 13, 2022, in which the Board reviewed homeowner correspondence, and held due process violation hearings. MSC to approve the Minutes as presented.

### Financial Report

**Period Ending 11/30/2022:** The Operating Account balance is 25,071. The total Reserve Account balance is \$759,739. The Accounts Receivable balance is \$5,135. Monthly Income was \$78,681 with expenses of \$82,486. Total assets are \$790,093. MSC to approve the financial report as presented for filing pending independent financial review.

**Period Ending 12/31/2022:** The Operating Account balance is \$44,313. The total Reserve Account balance is \$762,861. The Accounts Receivable balance is \$3,287. Monthly Income was \$89,882 with expenses of \$70,418. Total assets are \$810,663. MSC to approve the financial report as presented for filing pending independent financial review.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was not present but did provide a report for this period. There were ten (10) new requests received. Six (6) received an initial review and approval. None are pending. Seventeen (17) were finalized at this time.

**Landscape:** Board members, landscape committee members, management and the landscape supervisor met to determine the best action to take to control erosion along the slope behind the tennis courts. The landscapers have planted Creeping Rosemary, Green Elephant Food, and Lowboy Pyracantha along with additional drip irrigation. The project is near completion.

**Pool/Spa:** All equipment is functioning well. The pool will be drained once the weather warms to inspect the surface for any needed repairs or maintenance.

### Unfinished Business

**Asphalt Speed Humps:** The Board previously approved a proposal from Eagle Paving to install three (3) asphalt speed humps, The community will be notified with dates, times, and locations for the installation of the speed humps.

**Proposed Amended Vehicle Parking Guidelines:** A committee has been reviewing the governing documents and rules regarding vehicles and will recommend amendments as needed for better clarity and enforcement. Any proposed amendments to the CC&R's must be approved by the affirmative vote of a majority of the members.

**Concrete Trip Hazards Removal:** BPR Inc. has rescheduled saw cutting concrete sidewalk areas that have lifted over the years to eliminate any trip hazard liability to the community. The new date is now 1/31/2023.

### New Business

**RV Lot Lighting Proposals:** The Board reviewed several competing proposals to install additional lighting at the RV lot. MSC to approve the proposal from RPL Electric for a cost of \$1,710.

### Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions regarding vehicle rules, and community issues were answered to the full ability of the Board.

**Meeting Adjourned** 6:46 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](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 & 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.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.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.

**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** Huge changes start April 13, 2023. NEM 3.0 is real. The CPUC just voted to drastically reduce your monthly savings. Contact Mario 619.654.6966 or email to [mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

### REALTY SERVICES

**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

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

### 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)

### 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 Patti made goods 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)

**Moser Construction**: Call Rick Moser at 619.247.2129 or via email [Moserconstruction@mns.com](mailto:Moserconstruction@mns.com)

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.

**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.