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Board of Directors

President
Bob Soto

Vice President
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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, Feb 22, 2022
6:00 P.M.

President's Message

Happy February Crown Hills,

What a busy month we have for February.

- ✓ Black History Month
- ✓ Lunar New Year 02/01
- ✓ Ground hog Day 02/02
- ✓ Lincoln's Birthday 02/12
- ✓ Super Bowl 02/13 - pushed back a week due to an additional game added to the schedules
- ✓ Valentine's Day 02/14 - no one wants to forget this one
- ✓ Presidents Day 02/21
- ✓ Washington's Birthday 02/22.



We would like to say Happy Birthday to everyone celebrating their birthday this month. My favorite event this month is Super Bowl and I've been waiting for this to be a National Holiday that we can celebrate on the Monday after the game. More people are late or call in sick for work after the Super Bowl than any other event, so why not just add it to the calendar.

We successfully got past the trash debacle and have 4 years before the next contract comes up. I think we all learned a lot from the strike Republic had and will be better prepared if it ever happens again. We want to thank all the homeowners for your co-operation in dealing with this and again want to thank Westwind and Elizabeth for the outstanding job they did in getting our trash picked up. I know we all are grateful that we didn't have the piles of trash other communities and cities had and are still trying to get picked up.

Sunrise PowerLink Rep, Bonnie, attended our January meeting and provided a lot of good information for the grant that is available for this year. If you weren't able to attend the meeting, please see Elizabeth at the office as she has some material that Bonnie left for us. This is a great time to do what we can to mitigate fire threats by taking advantage of the grant and improving defensible space and hardening our homes with updated windows, roof vents, etc.

Our next meeting is on Tuesday, February 22, Washington's Birthday, at 6:00 p.m. and welcome you to attend. As always ice cream will be served for your enjoyment. We look forward to seeing you there.

Gratefully, Bob Soto, Board President



Post Office Mail & Package Delivery

If you receive a package or correspondence in the mail that does not belong to you, please return it to the post office via the out-going mail slot. For packages, call the post office at 619.445.1772. We have several reports of packages & mail being delivered to the wrong address.

Garage Sale - Saturday April 9th.

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.

2022 Homeowners Monthly HOA Dues

Important reminder: HOA dues went up to \$198 & RV Lot rental fees to \$60 starting January, 2022. 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,

Is Your Architectural Change Complete?

The office has a large number of unfinished approved architectural forms. If you have recently completed work on the outside of your home, please let the office know so we may complete the follow up visit and finalize your request.

New Architectural Requests

Remember you must submit an architectural application and be approved before any work can begin on the outside of your home. You may not start any project without approval first. New Homeowners please review the Community Architectural Standards, CC&R'S & Rules & Regulations.

RV Lot Rules Reminder

A few reminders for those who are renting an RV space or locker.

- ✓ Please do not park in any space except the one you are renting.
- ✓ Do not leave your vehicle plugged in for more than 72 hours (charging batteries/prep vehicle).
- ✓ Only 1 vehicle plugged in per outlet.
- ✓ Report any damages to the facility immediately.
- ✓ Flammable materials are NOT permitted to be stored in lockers.
- ✓ Please don't leave any unsightly items stored in your utility trailers. Make sure they're in working condition, for example, no flat tires.

In Memory Greg Shue

It is with great sadness we announce that Greg Shue has passed away. Our hearts and prayers are with Carol, their son Greg and all his family & friends. May he rest in peace. He will be missed!



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.

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.

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.

Guest Parking

Residents parking in guest spaces is continuing to be a problem. Please park in your driveway or garage and leave the guest spaces for the guests. Vehicles found to be in guest parking more than 96 hours are subject to tow at owners expense. **It is not allowed to use the guest parking during the day on a daily basis.**

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 25, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of November 23, 2021. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of November 23, 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 11/30/2021: The Operating Account balance is \$51,925. The total Reserve Account balance is \$790,656. The Accounts Receivable balance is \$6,106. Monthly Income was \$68,580 with expenses of \$77,656. Total assets are \$848,897. MSC to approve the financial report as presented for filing pending independent financial review.

Period Ending 12/31/2021: The Operating Account balance is \$69,018. The total Reserve Account balance is \$805,162. The Accounts Receivable balance is \$6,040. Monthly Income was \$85,793 with expenses of \$68,700. Total assets are \$880,420. MSC to approve the financial report as presented for filing pending independent financial review.

2021 independent Financial Review The Board reviewed a proposal from Sonnenberg & Company, CPA's to perform the 2021 independent Financial Review and prepare the 2021 Federal and State Income Tax Returns. MSC to approve the proposal as submitted for a cost of \$1,250.

The Board reviewed a list of work/replacement needs for 2022 per the reserve study. The list was provided by the treasurer to disclose the funds needed this year.

Committee Reports

Architectural: Committee Chair Mike Wilmers was not present but provided a report for this period. There were sixteen (16) new requests received. Fourteen (14) received an initial review and approval. Eighteen (18) were finalized at this time. The Board welcomed new committee member Mike Beraud

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 reviewed a proposal provided by Westwind for brush abatement in specific areas of the community per a request from the Alpine Fire Marshall. After further review and discussion, MSC to approve the proposals for a total cost of \$38,450. A bid to modify the entry monument has been tabled pending funding availability.

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. MSC to approve the proposal from RPL Electric for a cost of \$9,680.

Tennis Court Lighting: The Board reviewed proposals to remove and replace thirteen 26-watt fluorescent flood fixtures with LED fixtures. MSC to approve the proposal from Kennedy Electric, cost \$2,704.

Clubhouse HVAC Replacement: The Board reviewed competitive proposals to replace one of the cooling and heating systems. This item has been tabled pending obtaining additional information.

Fire Mitigation Grants: 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.

Homeowners Open Forum

Any questions were answered to the satisfaction of the Members present.

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

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 - 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.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

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

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.lisaruitzteam.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

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

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

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. 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

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.