



In This Issue

- > President's Message 1
- > From the Office 2
- > Board Minutes Summary 3
- > Homeowners' Services 4

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

619.659.3520

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

Board Meeting

Crown Hills Clubhouse

Tuesday, January 23, 2024

6:00 pm

President's Message

Happy New Year and Happy Birthday to all the January Birthdays. We hope you had a nice holiday and ready to dive into the new year!

Some of this month's holidays and observances:

01/01 – New Year's Day, National Hangover Day

01/10 – Peculiar Day

01/12 – National Pharmacist Day, be sure to recognize yours

01/13 – Make Your Dream Come True Day

01/18 – Martin Luther King Jr. Day

01/20 – National Cheese Lovers Day

01/29 – National Puzzle Day

We are really in need of at least 7 more ballots to make quorum to complete our updated CC&R's.

This is our second round of requests and even after several emails, post on newsletters, and phone calls we are short of the quorum we need.

If you have yet to vote, please do so before our next meeting on the 23rd.

If you don't have or can't find your ballot please see Jodie at the office. Let's make this our new years resolution to complete.



Our next meeting is on January 23rd at 6:00 p.m. Please join us for updates and ice cream.

Gratefully, Bob Soto, Board President



Be a good neighbor



If we all trim our trees and clean the leaves off the front of our homes/street, then they won't blow into our neighbor's yards

CC&R's Amendments VOTE EXTENDED!

The new deadline to turn in your ballot is **January 23, 2024!** Please be sure to submit your vote! We need your support! It takes a lot of work to get changes made to the CC&Rs. We appreciate your help.

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

Facility Lights

Please be sure to turn off the lights when leaving the gym and restrooms. Electricity is expensive. Be sure to double check when you are finished. Thank you!

Gophers

We are working with the new Pest Control contractor to help with the gophers that are building small villages on the common areas and the canyons. Please be patient as it will take sometime.

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.

Application due date is March 1, 2024!

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!



Congratulations to the 2023
Holiday Lights Contest
Winners!!

1st place - 2703 Lobelia Road
2nd Place - 2719 Lobelia Road
3rd Place - 2468 Columbine Drive

[Honorable mentions](#)
2345 Larkspur Drive
2245 Larkspur Drive
2607 Columbine Road
1907 Verbena Terrace

Board Minutes Summary - December 12, 2023

Proposed Amended CC&R's It was determined that a quorum of the membership was not achieved. A motion was made, seconded, and carried, to approve extending the voting to January 23, 2024.

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of October 24, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of October 24, 2023, 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 and held due process violation hearings. MSC to approve the minutes as presented.

Financial Report

Period Ending 10/31/2023: 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.

The Board resolves and authorizes that a Notice of Intent to Lien letter be sent and that a Lien be recorded on the property in the event payment is not received by the deadline imposed in the Intent to Lien Letter, MSC.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and provided a report. There were two (2) new requests received this period. One (1) received an initial review and approval, one (1) is pending. One (1) was finalized at this time. MSC to appoint Wayne Buday to the Architectural Committee.

Landscape: All minor landscape maintenance is performed during the regular landscape maintenance schedule. Any major items or issues that come up are put before the board for review and consideration at each posted meeting.

Pool/Spa: The pool heater remained on until November 19th this year. There were no other issues or concerns to report this period.

Unfinished Business

Fire Alarm Panel Replacement: Standard Electronics is in the process of obtaining permits to replace the aging fire control panel in the community office. Updates will be provided periodically.

New Business

Tennis Court Fence Repairs: Alpine Fence has completed repairs to the wind damaged tennis court fencing.

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.

Meeting Adjourned 6:31 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

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.mycmi.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.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.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

Solar Contact Mario 619.654.6966 or email to mario.cabading@sunrun.com.

Moser Construction: Call Rick Moser at 619.247.2129 or via email 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 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

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

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 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

Yosemite Vacation Rental - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela bookyosemitcabins@gmail.com or airbnb.com/h/yosemiteshiddenhaven

Residents of Crown Hills are welcome to submit ads in writing or via email 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.

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.