



Crown Hills Newsletter January 2021

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8:30 AM. - 5:30 PM

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619.270.7360

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Board Meeting

Crown Hills Clubhouse

Tuesday, January 26, 2021

Time & Location TBD

President's Message

Happy 2021 Crown Hills Community,

I hope this finds everyone doing well and that you had a wonderful, safe, joy-filled and beautiful holiday season. I know this year was so very different from many in the past, but I think we have all found ways to be creative to keep traditions alive and to create some special new ones!

One of my favorite traditions, is holiday lights! It was so glorious to see our community lit up for the holidays, and to see how many participated. I want to take a moment and recognize and congratulate our winners and thank them for going above and beyond to celebrate the season and bring it's glory to life. To some it may just be lights, but to me, it was something way greater than that! It was a really incredible reminder that while things felt different this year, there is light in the darkness. Most importantly there is hope. Light symbolizes this. At the end of a very long day, I would find myself crying my way home as I drove through our neighborhood. It was surreal to be surrounded by the beauty. To be reminded that no matter how long a day was, no matter how much our world has been going through, that I could look forward to this beauty every night.

Knowing that lights would guide me home safely. I thank you all for that. I know for many of us we didn't get to spend the holidays with loved ones or friends which can be very lonely and difficult, especially at the holidays. The cheer that our neighborhood shared made me feel not alone, but part of something more magical and special, a community.



I hate to share that this year, I didn't decorate. I didn't put up lights and I literally felt like the Grinch that stole Christmas. My work schedule didn't allow me the time to partner with my husband. I didn't set a good example. I was actually pretty embarrassed and disappointed that I wasn't able to find the time. My husband surprised me with a tree, that we didn't get to decorate and a lit up reindeer. The tree was my one wish because I knew it is my oldest dog's favorite part of the holidays, other than unwrapping his presents. We spent Christmas alone, watched Christmas Vacation and Elf and ate a chili dog for lunch. My husband took special care and made me some deviled eggs and onion snacks. They are what I am known for and am assigned every year to take to my family. While some you may ask what type of Christmas was this? It was one I gave thanks for. I was thankful to be with husband. Thankful he knew how to keep important traditions alive for me. I knew that while they were hard decisions we made this year to be alone, they were the right ones for us.

So with the most deepest of thanks and gratitude, I thank our neighbors for giving me Christmas this year, for lighting my way home each day and for reminding me how blessed I am to be living in a community that cares for each other so much. You took our neighborhood and wrapped it up in a beautiful bow and lit it up for all of Crown Hills and Alpine to see. It is these gestures of kindness that some may not think mean much, but means the world to that one person, and I thank you!

My wish for all, is for this new year to be filled with good health, a grateful and kind heart and to know that there is hope! While we may not be able to see the wind, we can definitely feel it and know it is there. Here is to believing, here is to hope and may you all be guided safely home everyday!

Take care,

Cat Santangelo, Board President

Important Message From Casey, Board CFO

The Board of Directors (BOD) has reviewed the Crown Hills HOA 2021 Budget and Reserves and approved a new budget. The 2021 Crown Hills Operations Budget includes costs for:

- Monthly fees to our seven support contractors; Property Management, landscape crew, pool maintenance, pest control, trash pick up, janitor, security patrols.
- Operations:
- Insurance, Utilities, Water
- Brush abatement, Trees, Landscape
- Building maintenance.

As we mentioned in recent general meetings, this Board's prior goal of not raising dues was not sustainable. Such a policy cannot sustain or increase our Reserves to required levels and it did not account for expected inflation.

An HOA's reserves are funds in addition to our operations budget that are used to replace worn out equipment and facilities as they age or fail. It's like having a savings account for a rainy day. Without reserves the only way an HOA can raise funds is through special assessments. Our Reserve study report requires us to have about \$2.5M in that account. We have about \$700,000 so you can see the shortfall.

Reserves are the means by which our HOA can replace or remodel items like:

- our clubhouse kitchen
- resurface our worn out pool (completed in 2020)
- replace gym equipment
- resurface our tennis courts
- maintain our streets (projected repave cost \$1M)
- other expensive infrastructure components of our common areas.

You may ask why do we raise HOA dues? As an example and to provide an explanation:

Projected spending for 2021 from our Reserves Study report is around \$250,000 this is in addition of our Operations budget, and will include spending for brow ditch repairs, new gym equipment, painting, pool furniture, and other work needed. Without funded reserves, that level of repairs would require a special assessment of \$750 to each homeowner just for 2021.

Hope this helps the membership understand the reasoning behind the HOA dues increase to \$188 starting January, 2021.

Community Alert

We had several vehicle break ins in the community last month. Please don't leave anything valuable in your car and make sure it's locked. These thieves, caught on multiple homeowners home video surveillance, targeted unlocked vehicles. Please report any suspicious individuals in the community to the Sheriff Department by calling the non emergency line at 858.565.5200

For Sale by Owner

Yamaha Generator 1 year old, works well. 2,000W start 1600W runs on gasoline, pulls start. Paid \$400 selling for \$200. Contact Christine at 619.722.1527

Community Clubhouse & Gym

Due to current Covid-19 guidelines and restrictions the Clubhouse and Gym will remain closed until further notice.

Roll Off Dumpster

Roll off dumpster will not be available for Christmas tree disposal. However, it will be available for Spring Cleaning at end of March or beginning of April. Please look for an update in the March Newsletter.

Pets off Leash

Due to several reported incidents, remember it is *not* allowed to walk your dogs without a leash. Please refer to **CC&R'S Section 10.7- Animals**. Violation letters will be issued to residents caught not following this rule.

Alpine Women's Club

The Alpine Women's Club is excited to announce that we have started a @GoFundMe fundraiser to continue our mission of maintaining our clubhouse, the historic Town Hall, built in 1899, and to continue our efforts to award scholarships. Although the 2020 Holiday Home Tour is cancelled, scholarships and Town Hall preservation are not! In fact, the need for scholarships is greater than ever and we look forward to continuing this effort. Please consider a donation to the Club in any amount. We are extremely appreciative of your generosity and extend a heartfelt thank you for believing in our mission, purpose and programs! Please support our GoFundMe by donating (even \$5 helps) and please share this link with your friends and family.

<https://charity.gofundme.com/o/en/campaign/alpine-womans-club-foundation>

Sunrise Powerlink Fire Mitigation Grants

Be sure to check your mail.



Congratulations to the 2020 Holiday Lights Contest Winners!!

- 1st Place -2326 Hyacinth Road
- 2nd Place -2345 Larkspur Drive
- 3rd Place -2598 Larkspur Drive

Honorable Mentions:

- 2516 Columbine Drive
- 2242 Larkspur Drive
- 2382 Larkspur Drive
- 2495 Larkspur Drive

Thank you to our Judges!! We appreciate you!!



- | | | |
|------------------|------------------|------------------|
| Ann Koenig | Diane Altamirano | Michael Hayes |
| Becky Schooler | Francine Ritchie | Mike Wilmers |
| Bob Massey | Frank LoCicero | Pam Smart |
| Bob Soto | Hilde Hinchcliff | Pamela Whitfield |
| Carl Berry | Holiday Lights | Peggy Pappani |
| Carol Shue | Judges | Rebecca Ocain |
| Carolyn Jamison | Jane Duggan | Ron Torres |
| Casey Myers | Jeff Soto | Sara Jamison |
| Cathy Santangelo | Jim Hook | Shirley Green |
| Cathy Buday | Joe Keneally | Tito Cruz |
| Chuck Ritchie | Judy Watson | Tom Richardson |
| Danae Ranucci | Lydia Houghton | Wayne Buday |
| Diana Knutson | Marcie Berry | |



Clubhouse Activities

Cancelled until further notice

- 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 6:30 pm

2021 Homeowners Monthly HOA Dues

Important reminder: HOA dues go up to \$188 starting January, 2021. Please make sure to update your payment information with your bank. **Your new HOA dues of \$188 includes the trash service fee.** If you have any questions, please contact the onsite office at 619.659.3520 or by email at office@crownhillshoa.sdcoxmail.com

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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

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.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 - 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

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!

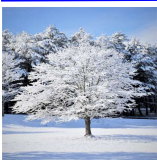
Residents of Crown Hills are welcome to submit ads in writing or via email

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.