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President's Message

Happy 4th of July!

We on this continent should never forget that men first crossed the Atlantic not to find soil for their ploughs but to secure liberty for their souls.

~Robert J. McCracken

Happy Birthday to all the July birthdays!

This month I would like to talk about some of the daily issues we come across as a reminder to the CCR's that we are required to abide by, along with a courtesy issue.

The courtesy issue is about parking in front of the mailboxes, which is purposely marked – no parking, to avoid accidents and to keep the traffic flowing especially when fellow homeowners are coming home from work and have difficulty maneuvering to park and get their mail. Many people not only block people from parking and/or trying to backup to leave with a car behind them in the non-parking area. We even see some sitting for a period of time reading their mail and sometimes with their door open.



As you can see above this area is clearly marked and signed **NO PARKING**.

The CC&R'S issue is about parking in your driveway. We continue to see many homes that park 3 cars in a driveway but are also on the lawns on both side of the driveway. If you need more room to park please submit a request to extend your driveway and have it done. We also have an issue with commercial vehicles parked on driveways.

Republic Services New Regulations beginning August 1, 2022

Please read the inserted flyer for more information.

Thank you for your cooperation with these issues we appreciate it!

If you have any questions or concerns please attend our monthly HOA meeting, our next one is Tuesday, July 26th.

Gratefully, Bob Soto, Board President

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
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, July 26, 2022
6:00 pm

WE NEED YOU!

Two (2) seats are up for election on the Board this year! Take a moment to consider joining our great group of HOA Board Members. Need a nomination form? They are available in the office. It takes good people like you to step up and become a HOA Board Member. Please consider joining a great team!

HOA Elections Are Coming!

If you have recently made changes to your contact information, please, be sure to let the office know. Lots of owners are changing to cell phones only. Make sure we have your new phone number. Thanks.

Message from the Postman

There is an issue with package delivery in the postal boxes. Please make sure, when a key is in your mailbox, to carefully match the number on the key with the correct box before you try opening it. There have been several instances where residents try to open the wrong postal box and the key gets stuck. Thank you in advance for your attention to this matter.

Clubhouse Facilities Important Reminders

Remember your guests may not use any of the common area facilities without you being present! **It's a Rule.** Children 16 and under may not use the Gym without an adult present.

Pet Waste

When walking your pets, please be careful they don't relieve themselves in homeowners yards. If they do, clean up after them. We are finding full pet waste bags left on the grass areas. We have Pet Waste Stations throughout the community for your convenience. We ask that you discard your full pet waste bags at the stations or at home.

No Paws on Hot Pavement

Is the pavement safe for your dog to walk on? Take off your shoe and try to stand on the pavement for 10 seconds. If it's too hot for you, it's too hot for your pet.

Barking Dogs

Don't allow your dogs to bark for long periods of time. Be courteous to your neighbors. Friendly reminder - excessively barking dogs is against the Rules.

Snakes

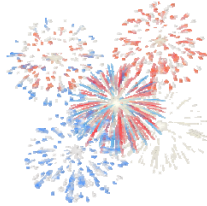
There have been several rattle snake sightings in the community, if you find a snake please contact Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake.

Special Assessment

On May 9 an important notice regarding the Special Assessment was mailed to the membership. If you have not received this notice please stop by the onsite office we can provide you with a copy.

We have received several inquiries about where to mail the payment:

- ✓ Drop off your \$125 one time Special Assessment payment to the onsite office.
- ✓ Mail it to 360 Community Management office located at 10769 Woodside Avenue Suite 210 Santee, CA 92071
- ✓ Mail it to P.O. Box 45472 San Francisco, CA 94145 where you mail your regular HOA dues.



Please make the check payable to **Crown Hills HOA**. If you have any other questions or concerns stop by the onsite office.

Planting on Common Area

Please do not plant any plants or trees on common area! This adds work for our Landscape crew which the HOA has to pay for. Keep in mind, as we find unauthorized plantings, the homeowner will be asked to remove it at your cost. If you would like to request an easement for planting, which requires you take care of the maintenance, please contact the onsite office for more information.

Motorized Vehicles

We have had several reports of residents riding motorcycles on common area sidewalks. This is not allowed! Please cease this activity immediately. It is unsafe for any resident walking on the sidewalk or paths.

Clubhouse Sidewalks

Please remind your children that bike riding, skateboarding or any type of wheeled toys are not allowed on the clubhouse or surrounding sidewalks. It is not safe for pedestrians.

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 - June 28, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of May 24, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of May 24, 2022, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, reviewed community brow ditch repair needs and held a due process violation hearing. MSC to approve the minutes as presented.

Financial Report

Period Ending 5/31/2022: The Operating Account balance is \$32,581. The total Reserve Account balance is \$719,824. The Accounts Receivable balance is \$6,765. Monthly Income was \$78,670 with expenses of \$93,038. Total assets are \$759,371. MSC to approve the financial report as presented for filing pending independent financial review.

Reserve Study 2023 Update: The Treasurer and Management have working and updating the reserve study. A meeting was held with the reserve specialist on Thursday 5/19/2022 to review the reserve study and inspect components throughout the property. A draft copy of the reserve study has been provided to the board for review. MSC approve the draft reserve study as presented. The study indicates that the reserve account is approximately 67% funded at this time.

Committee Reports

Architectural: Committee Chair Michael Beraud was not present but did provide a report for this period. There were five (5) new requests received. One (1) received an initial review and approval. Four (4) are pending. Twelve (12) were finalized at this time.

Landscape: The Board reviewed an inspection report for this period. All minor maintenance is performed during the regular maintenance schedule. Any major items or issues that come up are put before the board for review and consideration at each posted meeting. Brush abatement continues in the canyon areas surrounding the community.

Unfinished Business

Gym Equipment Replacement Proposals: Proposals are being obtained to replace the current flooring inside the gym prior to replacing any equipment. This item shall remain on the agenda pending receiving additional proposals.

New Business

Exterior Plumbing Modification: The Board reviewed a proposal from JC Plumbing to modify a hose bib, ball valve and copper pipe so it does not protrude into the sidewalk for a cost of \$1,095. This item has been tabled at this time.

2022 Annual Meeting & Election: The Annual Meeting of Members and Election is scheduled for Tuesday 9/27/2022 at 6:00 p.m. in the community clubhouse. There are two (2) board seats up for election. Candidate Forms have been distributed to the membership. Once the candidate deadline has passed and if there are no more candidates than open positions, the Board may vote to seat the candidates by acclamation.

Homeowners Open Forum Members asked questions regarding the proposed special assessment. Any questions were answered to the satisfaction of the Members present.

Hot Topic - Westwind

All landscape crew members now wear vests identifying themselves as Westwind employees. Their work vehicles now have a sign on their doors to identify them. Please be aware that occasionally you will see some of our landscape crew members wearing complete facial coverings. This is due to skin allergies and to protect themselves from the sun. If you should have any questions or concerns please contact the onsite office at 619.659.3520 or via email at crownhills@360hoa.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

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.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.grastontechnique.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

Solar Does your home qualify? If your home qualifies, receive free solar equipment. No purchase, no loan, no lease. Fully funded program.

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

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

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

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

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

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

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Residents of Crown Hills are welcome to submit ads in writing or via email office@crownhillshoa.sdcxmail.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.



Recycle your organics with Republic Services!

Republic Services is here to help as county requirements are changing.

California laws will require organics collection services for businesses and residential customers. We are here to help guide you in finding the right services.

New Expectations for Organics Recycling

There is a new law in California that requires all waste generators to recycle organics, which includes food waste, green waste, landscape and pruning waste, non-hazardous wood waste and food-soiled paper products.

Get Familiar with Organics Recycling

Toss your unfinished food scraps, skins and peelings into your organics recycling cart. We will pick it up, take it to our composting facility and turn it into compost that will go right back into the community.

AVAILABLE CART SIZE



64-gallon cart

31.8"H x 24.3"W x 41.8"D

The Law

Senate Bill 1383 was signed into law to combat climate change and reduce landfill methane emissions from decomposing organic materials. Methane is a climate super pollutant, 84 times more potent than carbon dioxide. Organics like food scraps, yard trimmings, paper and cardboard currently make up 50% of what Californians dump in landfills. By diverting organic waste, we can significantly reduce local air emissions.

What Does It Mean?

This law requires your waste hauler to collect your organic waste, including food waste, and dispose of it in a more sustainable manner, instead of simply taking it to the landfill.

Who Is Affected?

Everyone. Residents, multi-family properties and complexes, businesses, schools and public agencies all need to comply with the law and enroll in an organics recycling program.

Contact your local Republic Services office for more information about the organics recycling program in your community, or visit

RepublicServices.com/organics-sb-1383.



Sustainability in Action

What is SB 1383?



In September 2016, governor signed into law SB 1383, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP) in various sectors of California's economy. SB 1383 established targets:

50%

Reduction of organic waste disposal in landfills by 2020

75%

Reduction of organic waste disposal in landfills by 2025

20%

Rescue of currently wasted surplus food by 2025

Methane emissions resulting from the decomposition of organic waste in landfills are a significant source of greenhouse gas (GHG) emissions contributing to global climate change. Methane is a climate super pollutant, 84 times more potent than carbon dioxide. Food waste alone accounts for approximately 18 percent of total landfill disposal. Increasing food waste prevention, encouraging edible food rescue, and expanding the composting and diversion of organic waste throughout the state will help reduce methane emissions from California's landfills.

Will organic waste be composted?

Yes, the organic material will be composted.

What is food rescue?

For large food service businesses, edible food must be donated to food recovery organizations instead of thrown away. This will help feed the almost 1 in 4 Californians without enough to eat.

Who is affected?

Everyone. Residents, multifamily properties and complexes, businesses, yard waste exempt residents and public agencies will all need to comply with the law and have an organics recycling program.

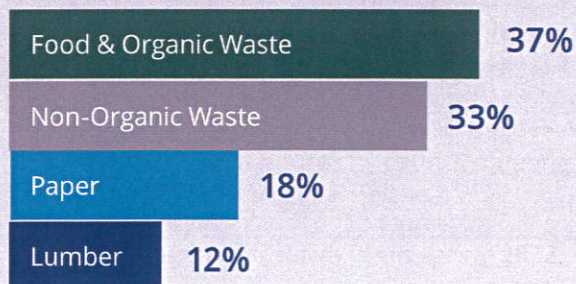
When will the organics program begin?

There are many regulations that your city has to comply with in SB 1383. Your city is currently in negotiations with Republic Services regarding rates for weekly residential organics collection and an implementation plan to meet these new regulations. Your city council will review all the information at a future city council meeting. Once approved, you will be notified when these changes will begin. Your city is expecting to launch its full organics recycling program for residents in spring 2022.

For more Information on SB 1383, go to:

CalRecycle.ca.gov/organics/slcp

Organic waste is the largest waste stream in California.



What does SB 1383 mean?

The new law requires every jurisdiction to provide organics waste collection services to all residents and businesses.

What is organic waste?

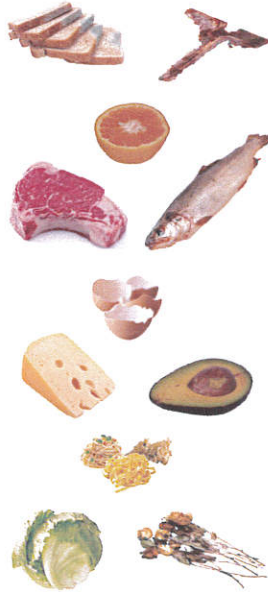
Organic waste includes food, green material, landscape, prunings, lumber, wood, paper products, printing and writing paper.



Sustainability in Action

Food Waste Recycling

El Reciclaje Del Desecho de Comida



Acceptable

- Bread, rice, grains, and pasta
- Bones and shells
- Coffee grounds & tea leaves
- Egg shells
- Floral trimmings
- Fruit and vegetable peelings
- Meat, poultry, fish
- Table scraps

Aceptables

- Pan, arroz, granos y pasta
- Huesos y conchas
- Café, filtros y bolsas de te
- Cascaras de huevos
- Recortes florales
- Cascaras de fruta y vegetales
- Carne, aves, y pescado
- Pedazos de la comida de la mesa



Not Acceptable

- Bathroom tissues
- Foil
- Garbage
- Glass
- Grease
- Hazardous waste
- Liquids
- Metal
- Plastic containers
- Soil
- Styrofoam

Inacceptables

- Papel del Bano
- Lamina fina de metal
- Basura
- Vidrio
- Grasa
- Desecho peligroso
- Liquidos
- Metal
- Contenedores de plásticos
- Tierra
- Plástico esponjoso



We'll handle it from here.™



Food Waste, Food-Soiled and Paper Green Waste



Recycling



Trash

