



Crown Hills Newsletter July 2021

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Board of Directors

President

Cathy Santangelo

Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Bob Soto

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 27, 2021
6 pm

President's Message

Happy Summer Crown Hills Community,

I hope this finds everyone doing wonderfully. Summer is officially here and it is so exciting to have our world getting back to normal. Our pool area is definitely a great place to see families coming together. We have beautiful new pool furniture all set up to make this summer even more special! A huge shout out to Elizabeth and the board for selecting these, and to Elizabeth and Ron for setting them up!

I want to thank so many of you for coming to our recent board meeting. Thanks to Bob for partnering with our Fire Marshall, inviting him to attend our meeting, and touring our community to gain better insight. We knew this was going to be an extremely important meeting for our community. That is why we posted and delivered the notice and fact sheet with the new fire regulations which became effective January 1st, 2021. We were very fortunate to have fire Marshall, Jason McBroom speak to us and answer questions and address our concerns. Fire season is upon us. The concerns are very real. Fire Marshall McBroom was very transparent, honest and real about the dangers we could possibly face. The sunrise power link grant representative was also in attendance to answer questions about the vents grant program available and urged those who haven't participated to please do so. The key to fire safety is being aware, educated, and being proactive instead of reactive in making smart decisions that protect our home, our family and our community.



I remember last year frantically trying to get home, as my emergency alert went off on my phone. Friends and family all started calling to tell me to get home as fast as I could. The traffic was backed up the hill. I was desperate to get home to my family to prepare for evacuation. We watched from our yard, and prepared for what could happen next. At the board meeting, something resonated with me that Jason shared, that past fires have jumped 500 football fields in seconds. I think



back to the Santa Ana winds and understand how this could happen. During Santa Ana wind times, I feel like I am in the movie the "Wizard of Oz", The sound of the winds coming up our canyon give me chills just thinking about them. The power of those winds is frightening and in the blink of an eye our lives can change forever. I pray this never happens to Crown Hills again.

After our meeting, one of our community members shared pictures with me about what happened to Crown Hills during the 2003 Cedar fire. I am not usually speechless, but the pictures took my breath away. I asked if we could please share some of them, not for shock value, but a picture can speak a thousand words. I hope when you see these, it makes you each stop and think, and take these new regulations to heart. I would leave everything behind as long as I got my loved ones out alive. Material things are replaceable, but our lives are priceless. Take time to read the fact sheet we sent out. Our Fire Marshall left his number (619.445.2635 x 308) and is available for all questions. He is incredibly invested and cares passionately about our community and Alpine.

Sincerely, Cat Santangelo, Board President

We Need You!

There are 3 seats up for election on the Board!

Take a moment and consider joining the great group of Board Members. If you need a nomination form, they are available in the office or contact Elizabeth. It takes good people like you to step up and become a Board Member. Please consider joining a great team!

HOA Elections Are Coming!

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

Trash Service

Reminder: Crown Hills trash service contract is to collect 1 trash bin, 1 recycling bin & 1 yard waste bin. You may not leave items on the side of your bins for collection. If the HOA receives extra charges on the bill it will be passed onto the offending homeowner.

Bulk Item Trash Pickup Requests

When you have a large item you need picked up by the trash company, 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 topic, please contact the onsite office at 619.659.3520.

RV Lot Renters Notice

Access Fobs will be restricted when an Occupant becomes more than 30 days delinquent in rental payments. A 30 day advance written notice is required to be sent to the office when terminating your lease.

After Hours Common Area Emergencies

To report a common area emergency after hours please call 360 Community Management at **619.270.7360** and follow the prompts.

Tennis Court Resurfacing

Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts in mid-July.



Community Yard Sale in July

The much awaited Community yard sale will be Saturday, July 17th
Hours are 8 am to 2 pm Clean up by 3 pm.
No personal signs are allowed on the property or along Victoria Park Terrace. You can post the event online to bring in more shoppers.



Recycling Bags

The San Diego County recycling department dropped off recycling bags and information packets for Crown Hills Residents. If you're interested please stop by the office and pick one up.

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

Reminder: excessively barking dogs are against the Rules. Please tend to your dogs. Make sure they are taken care of. Don't allow them to bark for long periods of time, Please be courteous to your neighbors.

Crown Hills Library Book Donations

When donating books, please note that we only accept Fiction and Biographies. No non-fiction books.

Snakes

There have been several rattle snakes 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. Be aware of your surroundings!

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 6:30 pm

Hot Topics - Community Road Sealing

Please see insert for complete road sealing schedule starting August 13th.

Board Minutes Summary - June 22, 2021

Presidents Message on page 1

Approval of Previous Meeting Minutes

- The Board reviewed the Open Session Meeting Minutes of May 25, 2021. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- The Board reviewed the Executive Session Meeting Minutes of May 25, 2021 in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, discussed slope erosion issues and met with a Homeowner at their request. MSC to approve the minutes as presented.

Financial Report

Period Ending 4/30/2021: The Operating Account balance is \$106,274. The total Reserve Account balance is \$837,489. The Accounts Receivable balance is \$5,650. Monthly Income was \$64,300 with expenses of \$74,216. Total assets are \$949,614. MSC to approve the financial report as presented for filing pending independent financial review.

2021 Reserve Study: The Chief Financial Officer and Management reviewed the draft reserve study prepared by Barrera and Company to assure the study is as accurate as possible. The draft indicates that the Association is approximately 62% funded at this time. MSC to approve the draft as presented.

2022 Draft Budget: The master insurance has increased by approximately 260% with many insurance companies denying to even submit a proposal. At this time, the monthly assessment will more than likely need to be increased to cover these cost increases. A update may be provided at each meeting

Committee Reports

Architectural: Seven (7) new requests received. Four (4) had an initial review and approval. Twenty-six (26) were finalized at this time. New member include Julie Richard, Karen Ramey and Thomas Miller. MSC to appoint all three to the Architectural Committee

Landscape: The Board reviewed an inspection report for this period.

Pool/Spa: New pool furniture delivered today.

Unfinished Business

County Health Update: The State eliminated all tiers on June 15, 2021. Members that are fully vaccinated have the option to not wear a mask while using the facilities. All facilities are fully open and ready for use.

Community Asphalt Maintenance: Notices will be distributed to all residents with additional information and instructions for this project. A new speed hump will be installed at the corner of Larkspur and Begonia in an effort to control speeding in this area.

New Business

Alpine Fire Department: Alpine Fire Marshall Jason McBroom was present to review and discuss fire issues involving Crown Hills. 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.

Tennis Court Maintenance/Repair: Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts in mid-July.

Storage Buildings Repair/Painting Proposals: MSC to approve the proposal from Savage Painting, cost \$23,000.

Community Center Interior Painting Proposals: MSC to approve the proposal from Enterprise Coatings, cost \$5,250.

Community Center Exterior Painting Proposals: MSC to approve the proposal from Savage Painting, cost \$6,250.

Community Yard Sale MSC to approve holding the community yard sale July 17th.

2021 Annual Meeting & Election: The Annual Meeting of Members & Election is scheduled for Tuesday September 28, 2021 at 6:00 p.m. in the Community Clubhouse. MSC to appoint Becky Schooler as the Inspector of Election (IOE). The IOE shall confirm the validity of all ballots submitted and shall tabulate the ballots at the Annual Meeting. There are three (3) board seats up for election this year with a term of two (2) years. Forms have been distributed to the Membership.

Homeowners Open Forum Members were free to speak on any matter of interest to the Community.

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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. www.mycm.com call 619.298.3993 or email brian@mycmmi.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.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://denisekneally.norwex.biz>. or call Denise at 619.990.4352.

REALTY SERVICES

Jessica Wolf, Realtor - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? jessicawolf@bhhsca.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 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

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

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 Pattinadegoods 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



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.



PHONE : 858 486 6400
FAX : 858 486 6402
13915 Danielson St. #201
Poway, CA 92064
www.eaglepaving.us

SEAL COATING SCHEDULE:

FRIDAY - August 13, 2021	<u>Crown Hills HOA</u>
MONDAY - August 16, 2021	1821 Victoria Park Terrace
THURSDAY - August 19, 2021	Alpine, CA 91901
FRIDAY - August 20, 2021	
MONDAY - August 23, 2021	

Refer to MAP

To all residents and guests:

Work schedules are weather-permitting, and are subject to change.

Eagle Paving Company will be seal coating the roads and parking areas on Aug. 13 - 23

Please observe the following items:

- * **ALL ROADWAYS AND PARKING AREAS MUST BE CLEAR**
- * Access will be limited around certain work areas being performed
- * No vehicles permitted in respective areas on days of work, starting 7:00 AM
- * Vehicles may be returned by 1:00pm **the next day** or once road is dry (*weather permitting*)
- * Shut off irrigation sprinklers starting one day prior to work
- * Sprinklers may be turned back on a day after work is completed
- * Please cancel all scheduled deliveries or services on these seal coating days
- * Material being applied is wet and will stick to your shoes, clothes, cars and pets
- * **Do not walk or drive onto asphalt that is being worked on from 7am till 1pm next day**
- * Vehicles will not be permitted to exit your garage once the process begins, so plan accordingly
- * Drive gently on asphalt for (4) weeks following work; it will be tender
- * Only turn wheels while the vehicle is in motion, avoid turning wheels while sitting still
- * Have a towing company on standby or on-site if you feel it is necessary

Vehicles that are left where work is to be performed will be towed at the owners expense.

We will do everything in our power to minimize inconveniences

Your cooperation is appreciated and will help us complete work in a timely fashion

Note: All work locations where Eagle Paving Company employees and/or agents are performing work will be clearly barricaded at the perimeter. Any person, vehicle, etc. entering that restricted work area do so at their own risk.

Seal Coat Schedule

BLUE AREA

Friday, August 13th

ORANGE AREA

Monday, August 16th

GREEN AREA

Thursday, August 19th

YELLOW AREA

Friday, August 20th

RED AREA

Monday, August 23rd

**~ Crown Hills HOA ~
Alpine, CA 91901**

