



## Crown Hills Newsletter July 2020

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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

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[office@crownhillshoa.sdcxmail.com](mailto:office@crownhillshoa.sdcxmail.com)

##### **Office Hours**

Monday - Thursday

8:00 a.m. - 5:00 PM

Friday 8:00AM-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](http://www.360hoa.com)

##### **Board Meeting**

Crown Hills Clubhouse

Tuesday, July 28, 2020

at 6:30 p.m.

### Message from the Board

Happy July Crown Hills community,

We hope this finds everyone doing well, staying safe and healthy! We had our first social distanced board meeting in June and it was great to see everyone, masks and all! For those of you that were unable to join us, I wanted to provide an update as to what was discussed.

**Managing Covid-19 in our Community** - As California has entered stage 2, we have recently re-opened our pool, gym and tennis courts. Many establishments have realized that they may have opened too early, as many customers are not respecting and following posted guidelines. These guidelines are put in place as mandated by the San Diego County Health Director to keep everyone safe. Please make sure you review all the new rules before entering any of our community facilities. These are posted for a reason and must be abided by for us to keep everything open. Not following these guidelines creates a huge liability for everyone in our community, resulting in the risk of being closed by County Health inspectors and possibly being fined. We did have our facilities treated with TruClean. This step was taken as an additional safety measure and once the facility was sprayed it created a slippery surface that germs can't attach to. This is also being used at casinos in the area. Thank you Bob for finding this procedure.

We please ask for everyone's partnership and respect. Taking cleaning wipes from the gym, not wearing masks and bringing furniture into the pool area could result in the board having to close these facilities again. The actions we take impact many. It is at the heart of our community that we look out for one another.

**Upcoming Board Elections** - We have an upcoming election and we are asking if there are any candidates interested in running for the board? We are also asking if there is anyone interested in volunteering to help serve on committees? A lot goes into helping in our community, and without these incredible volunteers we would be lost. We wanted to recognize and thank Hilde for all of her work with our recently remodeled clubhouse kitchen. She has worked on this project for some time, and it looks beautiful thanks to her!

**Office Manager** - It was asked at the meeting if we would have someone in the office full time soon. We are all excited to announce that we will! We have an full time office manager beginning on July 13th. Welcome home Elizabeth! The board is elated to share this news. Please join us in welcoming her back, and also a very special thank you to Megan for everything she has done to help support us. These two dynamic women have done a lot for our community.

**Brush Abatement & Fire Season** - The board is partnering with our landscape crew to ensure we are prepared for a hot summer and fire season. Please ensure you are also taking preventative measures that you are not posing any threats to everyone's safety. We have had concerns brought to our attention about fire pits and fire works.

Wishing you all a very safe month ahead. Thank you for being good neighbors and for taking great care of one another. Best wishes, Cat

### Message From Megan

As it has been an absolute pleasure meeting and working with some of you, I am happy to announce that Elizabeth is returning to Crown Hills on July 13th.

### During Exercise Room Cleaning

Please leave the exercise room when the room is scheduled for cleaning. Schedule your exercise before or after this time. Machines being used during this time do not get cleaned nor does the area around them. Thank you.

### 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.

### We Need You!

Take a moment and consider joining the great group of Board Members when you receive your mailing for the election. It takes good people like you to step up and become a Board Member. It takes many people helping to make Crown Hills a great place to live. Please consider joining a great team and run for the Board of Directors. Thank you.

### Ramps at the End of Driveways

Some of you may have a ramp at the end of your driveway, please ensure that it is getting cleaned out regularly and not letting brush/ debris build up.

### 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!

### Pet Waste

When walking your pets please be careful they don't relieve themselves in homeowners yards, if they do on accident please clean after them. We have found pet waste bags left on the grass areas. We have Pet Waste Stations throughout the community for your convenience. We ask that you please discard your full pet waste bags accordingly. Do not leave it on the grass areas or any other common area.

### Clubhouse Sidewalks

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

### Neighborhood Concerns

The Community is reporting an increase of people ignoring the Stop signs and speeding. If caught, you will receive a violation and possible fines. Please be safe and obey the road safety rules. Posting a road sign with out approval is prohibited. Thank you for your cooperation.

### Package Delivery

If you receive a package that does not belong to you please return it to the Post Office. We know of 2 incidents of packages delivered to the wrong address and not returned. Please be courteous to your neighbor.

### Need a Break

Dog walking? Pet sitting? Plant watering? For more questions contact [Isabella.wolf27@icloud.com](mailto:Isabella.wolf27@icloud.com)

### Pool Etiquette

Please obey the pool rules for everyone's safety and the enjoyment of the community. If you witness anyone jumping the pool fence please report it. This is one of the biggest problems we currently have. Please review the Pool Rules posted on the bulletin board outside the office. Members can be fined and even have their privileges revoked for not following these rules. Covid-19 Guidelines state no more than 25 people are allowed in the pool area at one time. Pool use is for residents only **no guests** are currently allowed. **Residents should not bring their own chairs or lounges into the pool area.**

### 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

**SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!**

### Dog Walking

There have been a couple of complaints concerning children walking dogs and not being able to control the dog. Please make sure the person walks the dog instead of the dog walking the person.

## Board Minutes Summary - June 23, 2020

### **Presidents Message on page 1**

### **Chief Financial Officer's Report - Period Ending 4/30/2020**

The Operating Account balance is \$69,299. The total Reserve Account balance is \$648,090. The Accounts Receivable balance is \$13,061. Monthly Income was \$70,795 with expenses of \$68,301. Total assets are \$39,192. A motion was made, seconded, and carried to approve the financial report as presented for filing pending independent financial review.

The Board reviewed the Executive Session Meeting Minutes of June 10, 2020 in which the Board reviewed CDC Covid-19 facility reopening updates provided by the County. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of May 21, 2020 in which the Board reviewed CDC Covid-19 facility reopening updates provided by the County and office manager replacement guidelines. A motion was made, seconded, and carried to approve the minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of May 12, 2020 in which the Board reviewed CDC Covid-19 facility reopening updates provided by the County. A motion was made, seconded, and carried to approve the minutes as presented.

### **Committees**

#### **Landscape**

The landscape crew along with additional personnel have been working on brush and weed abatement throughout the community for the past several weeks. The area around the clubhouse will be treated for snails. There were no other issues to report at this time.

#### **Architectural**

Committee Chair Mike Wilmers was not present but provided a report for this period. There were forty-four (44) new requests received. Forty-four (44) had an initial review and approval. None were finalized at this time. The Committee expressed thanks to the many residents that follow the community guidelines when making any exterior changes.

**Pool/Spa/Wader** The pool area has been re-opened under county guidelines and restrictions. The emergency pool use rules have been posted at the pool area and sent to all homeowners. Overall, there have been no major issues to report. The County Health Department is not allowing spas to be open at this time. All equipment is running properly this period. No other issues or concerns reported at this time.

### **Unfinished Business**

The Clubhouse Kitchen Remodel: Geometric Home Improvements, Inc. has tentatively completed the remodel of the clubhouse kitchen. A final inspection will be scheduled with the contractor, committee members, board members, and management prior to final payment issued. The Board approved the purchase of 3 new stools and 1 new trash can requested by the committee.

### **New Business**

**County Health Update** The Board reviewed the latest updates from the state and county. Large gatherings are still not allowed so the clubhouse will remain closed until such time as the Association is able to meet any updated county health guidelines. As meaningful updates are received, the board will review and call a meeting as needed.

**Trip Hazard Removal** The Board reviewed a proposal from Trip Busters to eliminate trip and fall hazards throughout the community. A motion was made, seconded and carried to approve the proposal as submitted for a cost of \$1,480.

### **Open Forum**

Members were free to speak on any matter of interest to the Community. Each person was provided three minutes to speak. Members asked questions or commented on brush and weed abatement, concrete trip hazards and Covid-19 testing sites in Alpine. All questions were answered to the satisfaction of the Members present.

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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](mailto: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](mailto: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](http://www.mtsecurityandinvestigations.com)

**Wealth Management** - CCMI offers fee-only financial planning and investment management services for individuals and business owners. Website: [www.mycmmi.com](http://www.mycmmi.com), call at 619 298 3993 or email Brian [brian@myccmi.com](mailto: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](http://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](http://www.igugubeads.com)

**Quality Chiropractic Care** - 30+ years' experience and treatment is with an "edge" Call/ text 805.423.2356 Dr. Deborah Sampley, D.C. [www.grastontecnicque.com](http://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.

**Mascari Electric** "Electrical Solutions with a Collaborative Approach" Contact Brandon for all of your Electrical needs 619.866.8599.

#### 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.

**Joe Brunold Crown Hills Realty Expert** - Original CH's owner involved in more sales/listings in Crown Hills than any other agent. Our local Keller Williams office is on Alpine Blvd 619.322.9631. DRE #0455812

**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

**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](http://www.lisaruitteam.com) BRE #01846748

**Alpine Realty** - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

**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](mailto: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](http://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](http://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](http://www.boffoentertainment.com) 619.760.6304

**Louisa Bryant Fine Art Studio**. Original Paintings on canvases, Quality Prints from originals on wood panels, Commission paintings. [www.LouisaBryantAcrylics.etsy.com](http://www.LouisaBryantAcrylics.etsy.com)

Residents of Crown Hills are welcome to  
submit ads in writing or via email  
[office@crownhillshoa.sdcoxmail.com](mailto: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.



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