



Crown Hills Newsletter July 2023

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Board Meeting

Crown Hills Clubhouse

Tuesday, July 25, 2023

6:00 pm

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!

Well, the heat has arrived and it looks like it's here to stay. It's a good time to use the pool to stay cool. It's also a good time to check your defensible space around your property to ensure trees are trimmed away from the house, gutters are free of debris (dry leaves and needles are fuel), no fire wood or other fuel within 30 ft. of your home. There have been numerous fires already in the state of California, several in So Cal. The rain was great, but now we have a lot of very dry brush, some standing tall. San Diego County ranks 4th for California Counties that face the greatest wildfire risk. Thus one of the reasons Allstate and State Farm have pulled entirely out of the state of California for new home insurance policies and many other carriers are not writing in East County.



Alpine is a "Firewise" community due to the interaction and support with our Fire Department. If we all work together we can avoid fires in our community. One thing you can do, if you haven't already, is install Fire Prevention Vents by Brandgard. Sunrise Powerlink is still offering grants for these through August. See Elizabeth for information.

Gratefully, Bob Soto, Board President

From the Governing Documents Committee

As stated in this month's Minutes, the Vote for the CCR's amendments did not pass. These amendments will be brought before the Community again later this year. The ballot will allow Members to vote for each amendment separately. Each month we will highlight a proposed amendment in the newsletter.

The following is the definition of the difference between Holiday and permanent lighting.

Holiday lights – temporary lights - no Architectural form required

- ✓ Any multicolored lighting
- ✓ Blinking, flashing or lights with any type of movement
- ✓ Lights on the fascia surrounding the home
- ✓ Strung (wired) lighting in trees, bushes or fencing
- ✓ Free standing strung lighting such as lights suspended from a single point (i.e. Christmas tree shaped)

Permanent lights – Architectural form required

- ✓ Hardwired or solar lights
- ✓ Low voltage lights used to highlight landscaping (spot lighting) or lighting entry ways
- ✓ Attached lights illuminating outdoor, back yard living space, (i.e. pergolas, patios)

Comments are welcome!

WE NEED YOU!

Three (3) 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. **Deadline** to turn in Candidate forms is **July 17th**.

HOA Board 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.

2023 Annual Meeting & Election: The meeting will be held on Tuesday, September 26, 2023 at 6:00 p.m. in the community clubhouse located at 1821 Victoria Park Terrace, Alpine, CA 91901. There are three (3) open board seats up for election with a term of two (2) years each.

Clubhouse Facilities Important Reminders

Remember these Rules:

- ✓ Your guests are not allowed to use any of the common area facilities without you being present!
- ✓ Children 16 and under may not use the Gym without an adult present.
- ✓ When reserving the Clubhouse hall, your reservation is exclusive to the hall. Your guests may not use the pool during your event.
- ✓ Per SD County regulations - the pool gate must be closed at all times! **Do Not prop the gate open!** Do not open the pool gate for anyone! All homeowners have a job to gain access.
- ✓ All food and beverage must be stored in unbreakable containers (**NO GLASS**). **Alcoholic beverages are prohibited.**
- ✓ **Persons who are not toilet-trained may not use the pool or spa. Wader pool is allowed.**
- ✓ You must be over 4' 6" tall to be in the spa.
- ✓ You are allowed **only 6 guests per household.**

Violation letters will be issued to offenders, remember there's 24/7 video surveillance at the pool.

Pool Maintenance Closure Update

The pool maintenance/repair closure has been postponed until the week of September 4th. We need warm weather for the repair to be successful. For this reason the repair can't be done in the fall.

Snakes: At least one snake has been spotted by the tennis courts. Contact Heartland Fire at 619.441.1621 for snake relocation. Please be cautious!

Speeders

Please mind the 20 mph speed limit for the safety of everyone! We have received numerous reports of residents driving super fast and not stopping at stop signs.

Pet Reminders

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 ask that you discard your full pet waste bags at the stations or at home.

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: Excessively barking dogs are against the Rules. Please tend to your dogs. Don't allow them to bark for long periods of time, Please be courteous to your neighbors.

House for Rent by Homeowner

Beautiful Crown Hills View Home Available for Rent. No Pets and Non-Smoker, \$3,950/month. Call or text Darin at 619.846.7222 for additional information.

Trash Service Information

Contract: 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.

Trash Holiday Schedule: On any given holiday observed, the recommendation is to put your bins out on Tuesday evenings as you normally would regardless of a Holiday.

Book Donations

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



Clubhouse Activities

- Wednesdays** - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Fourth Tue** - CHCA Board Meeting 6:00 pm

Board Minutes Summary - June 25, 2023

Proposed Amended CC&R's Vote Tally

The Inspector of the Vote announced that one-hundred-eighty-nine (189) ballots were submitted. One-hundred-thirty-nine (139) voted to approve Forty-nine (49) voted not to approve and one (1) ballot envelope was empty. Four (4) ballots were found to be not valid. Approval requires that one hundred – sixty-seven (167) members must vote in favor to pass. The proposed amendments to the CC&R's did not pass at this time. The Board and all members present thanked the Inspector of the Vote, as well as the volunteers who assisted in tabulating the ballots.

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of May 30, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of May 30, 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 5/31/2023: The Operating Account balance is \$39,091. The total Reserve Account balance is \$820,143. The Accounts Receivable balance is \$2,159. Monthly Income was \$77,286 with expenses of \$98,318. Total assets are \$861,594. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Committee Chair Michael Beraud was present did provide a report for this period. There were eight (8) new requests received for items such as solar, roof, patio covers, and house painting. None received an initial review and approval, none are pending, and none were finalized at this time.

Landscape: A report was provided by Westwind covering the month of May/June, 2023. 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. Brush abatement is continuing throughout the canyon areas of the community.

Pool/Spa: Competitive proposals have been obtained to replace the aging solar pool water heating equipment. The roof area has been inspected by a qualified roofing company and it was determined that the roof should be replaced prior to replacing solar panels. This item will be discussed and voted on later in the agenda.

Unfinished Business

Clubhouse Flat Roof Replacement: The Board has received and reviewed several competitive proposals to replace the aging and failing flat portion of the clubhouse roof. MSC to approve the proposal from Raneri & Long Roofing as submitted for a cost of \$29,500.

Pool Solar Water Heating: The Board has received and reviewed several competitive proposals to replace the aging and failing pool water solar heating system. MSC to approve the proposal from Precision Solar as submitted for a cost of \$16,735.

Asphalt Speed Humps: Eagle Paving is in process of scheduling the installation of three (3) speed humps approved by Alpine Fire Protection along a section of Lobelia Drive. Residents will be notified when this is scheduled.

New Business

Community Insurance Renewal: The current insurance carrier Farmers is not able to renew the commercial property insurance policy. The Association has been requesting insurance quotes from other insurance sources. The proposals that have been submitted so far have an annual premium of approximately 270% to 310% higher than the current annual premium. The Association currently budgets \$40,000 annually for insurance. The premium for the quotes received so far ranges from \$108,000 to \$124,500. That is an increase of approximately \$17.00 to \$21.00 per unit, per month for each owner. The Association continues to reach out to insurance agencies for competitive proposals.

Homeowners Open Forum - Questions regarding community insurance and minor community landscape issues were answered to the full ability of the Board. Members thanked the Board for all they do for the community.

Meeting Adjourned 6:51 p.m.

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.

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

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.mycm.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.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.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.

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.

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 Huge changes start April 13, 2023. NEM 3.0 is real. The CPUC just voted to drastically reduce your monthly savings. 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@mns.com

REALTY SERVICES

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

Haywood Realty Group - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

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

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

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.