



Crown Hills Newsletter June 2022

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Board of Directors

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Office Hours

Monday - Thursday
 8:30 AM. - 5:30 PM
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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, June 28, 2022
 6:00 pm

President's Message

Happy birthday to all the residents with birthdays in June. This month we have Flag Day on Tuesday, June 14, Father's Day on Sunday, June 19 and summer starts on Tuesday, June 21.

I know we have talked about attic vents and the importance of having them updated before, however, I am going to talk about them again due to the fires that occurred on May 11 in Laguna Nigel. There were at least 20 multi-million dollar homes destroyed as a result of this fire.

The fires did not approach the homes directly as this is a gated community. No brush was directly next to them. The high winds coming off the beach and the brush near the beach created a huge amount of EMBERS that blew into the house vents. They caught the roofs on fire, which caused the entire home to burn. The houses next to them were impacted and caught on fire as well. So, as you can see, if one house has updated vents and others don't, the ones with vents can be impacted by the ones that didn't have updated vents.

Sunrise Power Link is still offering a grant for the approved updated Brandguard Vents that help prevent fires. With this grant, the out-of-pocket cost is very reasonable and can save your house as well as your neighbors. Vent cost and installation can be split between two years to mitigate out-of-pocket expense. For more information, please contact Elizabeth at the office. She has informative materials available for you.

Our next HOA meeting is June 28 at 6:00 pm. We welcome all homeowners to attend and enjoy ice cream while you're there.

Gratefully, Bob Soto, Board President



**The Crown Hills Clubhouse
 will serve as a
 Polling Place in the
 2022 Primary Election.**

**Starting on Friday June 3rd the
 Registrar of Voters will be
 posting hours of operation.**

**Make your voice heard
 go out and vote!**

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 and who to make it payable to:

- ✓ 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.

Color Scheme Book Missing

If you borrowed the Color Scheme Book from the onsite office, please return it. This binder has important tools used by all residents. We appreciate your prompt response.

Street Chalk Drawing

Please be reminded chalk drawing on common area streets is not allowed. It is unsafe for your children to be on the street drawing and not paying attention to traffic. What you think is cute may be an eyesore to others. Please be respectful of your neighbors.

Important Pool Rule Reminders

- ✓ Per SD County regulations—the pool gate must be closed at all times! Do Not prop it 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 in the pool area.

Bird Feeders

Do not place bird feeders on common area grounds. They attract squirrels, rats and gophers! These critters are damaging our community slopes. We appreciate your help!

New Gym Hours

We are please to announce due to popular demand the Board voted to change the gym hours to:

4:00 a.m. to 11:00 p.m.

Damage To Common Area Property

We have had two recent incidents with teenagers damaging common area property. We have evidence to point out the responsible teenagers and the parents will be responsible for the cost of the damages. Parents please talk with your teenagers to be mindful of all community rules and to be respectful of community property. You are responsible for any damage they cause.

Fire Pits

According to the Alpine Fire Protection District, above ground fire pits require a clearance of 25 feet from combustibles. Enclosed fire pits require 10 feet of clearance from combustibles. Please use extreme caution if you decide to use a fire pit during these hot months!

RV Lot Electrical Outlets & Dumpsters

Please be reminded RV lot electrical outlets are to be used only to charge your RV the night before you take a trip. Be advise RV'S left connected for several days will be disconnected. The dumpster in the RV Lot belongs to Westwind Landscape. Do not dump your trash in their dumpsters.

Mold Growing On Your Home?

We have noticed on the monthly walkthroughs, there are several houses with mold growing on the exteriors. The heavy rainy season has contributed to this problem. To avoid receiving a letter from the HOA, please inspect your home and take care of any mold issues you may have. You can google simple steps for mold removal. If you have questions, please contact the onsite office.

Happy Father's Day!!

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 - May 24, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of April 26, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of April 26, 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 4/30/2022: The Operating Account balance is \$47,303. The total Reserve Account balance is \$815,592. The Accounts Receivable balance is \$5,901. Monthly Income was \$73,177 with expenses of \$76,523. Total assets are \$868,997. MSC to approve the financial report as presented for filing pending independent financial review.

Reserve Study 2023 Update: The Treasurer and Management have begun working on the reserve study. A meeting was held with the reserve specialist this past Thursday 5/19/2022 to review the reserve study and inspect components throughout the property. Updates will be provided.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and provided a report for this period. There were ten (10) new requests received. Nine (9) received an initial review and approval. One (1) are pending. Thirteen (13) 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.

The Board reviewed a proposal from Westwind Landscape to remove a large Pine Tree that is encroaching upon and damaging a homeowners property and to trim back another Pine Tree to minimize root growth. MSC to approve the proposal as submitted for a cost of \$1,975.

The Board reviewed a proposal from Westwind Landscape to perform brush abatement on the sloped area behind 2103-2187 Larkspur to minimize fire risk. MSC to approve the proposal as submitted for a cost of \$1,400.

Pool/Spa: All equipment is functioning well and no other issues to report this period.

Unfinished Business

Clubhouse HVAC Replacement: Bailey Heating & Air Conditioning completed the replacement of three (3) cooling and heating systems within the community building to the full satisfaction of the Board.

New Business

Gym Equipment Replacement Proposals: The Board reviewed gym equipment replacement proposals as called for in the reserve study. This item will be tabled pending obtaining and approving gym flooring replacement first.

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

Hot Topic Catalytic Converter Incident

We had an individual try to steal a catalytic converter from a car parked on a homeowner's driveway. Thank goodness the resident heard the noise and was able to chase him away. The incident was reported to the Sheriff's Station. Please keep an eye for any suspicious activity or individuals. Work together as neighbors to protect each other. Report any suspicious activity or individuals to the non-emergency sheriff's line at 858.565.5200. If you see a crime in action call 911 immediately.

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@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.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

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

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

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

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.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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