



In This Issue

- > President's Message 1
- > From the Office 2
- > Board Minutes Summary. 3
- > Homeowners' Services..... 4

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, June 27, 2023
6:00 pm

President's Message

Be A Good Neighbor

As stated on the signs posted on the sidewalk, the red painted curb, and no parking painted on the driveway. Please adhere to these messages. You block others trying to enter or exit and a couple of more feet of walking isn't that far!

Gratefully, Bob Soto, Board President



From the Governing Documents Committee

Thank you to all Homeowners
who have returned their signed ballots!

CC&R'S VOTING PERIOD HAS BEEN EXTENDED!

**Homeowners have until
6:00 p.m. June 27, 2023
to return ballots.**

**We need your support! If you have not already done so,
please take the time to vote, sign and return your ballot.**

If you misplaced your ballot please come to the onsite office we can help! If you have any questions/concerns feel free to call at 619.659.3520 or email at crownhills@360hoa.com.



CCR's Amendments on the ballot

Vehicles and Parking Restrictions

Definition clarification for conventional vehicles

Definition clarification for commercial vehicles

Guest parking is for our guests.

A permit is required for vehicles parked longer than 24 hours in guest parking spots.

Vehicles must fit wholly within the driveway

Holiday Lighting - Sets a time period for removal of temporary holiday lighting and decorations, and a reminder that permanent outside lighting requires architectural approval.

Accessory Dwelling Units (ADUs) - notifying homeowners that the HOA must follow California State requirements.

Thank you again, for participating in our community. You can mail your signed ballot or drop it off at the on-site office.

Mother's Day Community Event Success



Thank you all who participated it was a great time!! We appreciate all the volunteers who helped with this event!! Special thanks to **Bertha Morales!**



Clubhouse Sidewalks

Recently the sidewalk near the handicap ramp was damaged. Please remind your children that bike riding, skateboarding or any type of wheeled toys are not allowed around the clubhouse or surrounding sidewalks. It is not safe for pedestrians.

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.

Need Masks, Hand Sanitizer or Alcohol Wipes?

Please stop by the onsite office, one of your neighbors was kind enough to donate Masks, Hand Sanitizer and Alcohol Wipes for any resident interested.

Mold Growing on Your Home?

We have noticed on the monthly walkthroughs, that there are several houses with mold growing on the exterior of homes. 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.

Scam Mail and Phone Calls

We have recently received reports of increased activity with scam letters and phone calls. Please be very cautious, verify with the source before sending any payments. **Never give your personal information over the phone.**

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 in your yard!

Pool Maintenance Closure Update

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

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 at the pool.

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 advised 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.

Volunteers Needed

Our community is very active and we would like to keep it going. We need volunteers for the Welcoming Committee for new homeowners. Please let us know if you are interested in being a member of a committee.

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 - May 30, 2023

Proposed Amended CC&R's Vote Tally

It was determined that there are not enough ballots to hold a meaningful vote tabulation. A motion was made, seconded, and carried to extend the voting to the next regularly scheduled meeting on **June 27, 2023**. One Hundred – sixty-seven (167) members must vote in favor to pass.

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of April 25, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of April 25, 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 4/30/2023: The Operating Account balance is \$61,056. The total Reserve Account balance is \$798,190. The Accounts Receivable balance is \$2,383. Monthly Income was \$75,295 with expenses of \$85,166. Total assets are \$861,831. MSC to approve the financial report as presented for filing pending independent financial review.

2024 Reserve Study: The Board reviewed a proposal from Barrera & Co. to perform the 2024 reserve study without a site visit. MSC to approve the proposal as submitted for a cost of \$600.

Committee Reports

Architectural: Committee Chair Michael Beraud was not present but did provide a report for this period.

There were seven (7) new requests received for items such as fence, solar, roof, and shed installations.

Three (3) received an initial review and approval, four (4) are pending. One (1) was finalized at this time.

Landscape: 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. No other action was taken or needed at this time.

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 is tabled to the next scheduled meeting pending obtaining competitive roof proposals.

Unfinished Business

Asphalt Speed Humps: Alpine Fire Marshall, Jason McBroom was present to answer questions regarding fire safety and asphalt speed humps. The previously board approved speed humps proposal from Eagle Paving has now been approved by the Alpine Fire District. Management shall coordinate scheduling of three speed humps to be installed along Larkspur by Eagle. Notices will be distributed to residents.

Proposed Amended Rules Adoption: The Governing Documents Committee has been reviewing the Rules and has recommended amendments as needed for better clarity and enforcement. Proposed amendments to the Rules were distributed to the membership for a 28 day review and comment period. MSC to adopt the amended Rules as written and to be effective immediately.

New Business

Fire Alarm Panel Replacement: Several competing proposals have been received to replace the aging fire control panel in the community office. After review and discussion, MSC to approve the proposal from Bay Alarm for a cost of \$10,900.

Concrete Brow Ditches: This item will remain on the agenda for further review.

Homeowners Open Forum - Questions regarding community common area solar power, speed humps and minor landscape community issues were answered to the full ability of the Board. Members thanked the Board for all they do for the community.

Meeting Adjourned 6:57 p.m.

Crown Hills News - Page 4

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.mycemi.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.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

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

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

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

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.