



Crown Hills Newsletter March 2023

In This Issue

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

Board of Directors

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Office Hours

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8:30 AM. - 5:30 PM
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Newsletter-Editor

360 Community Management

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10769 Woodside Avenue #210
Santee, CA 92071
619.270.7360
www.360hoa.com

Board Meeting

Crown Hills Clubhouse
Tuesday, March 28, 2023
6:00 pm

President's Message

Happy Spring and happy birthday to all born this month!

Believe it or not, Spring is less than 2 weeks away and the pool heater will be back on soon. Based on our crazy cold, windy, and other weather we've been having, you would never know it. Spring training is going on for baseball, and March Madness, for the college basketball fans is almost here as well.

Special days this Month:

- ◆ March 12th Daylight Savings goes into effect.
- ◆ March 17th is St. Patrick's Day and it's on a Friday, so lots of partying I'm sure
- ◆ March 21st is National California Strawberry Day
- ◆ March 29th is National Vietnam War Veterans Day



After 3 years of not being able to take a true vacation we finally got to take one last week. We spent a fabulous week in sun baked Cancun enjoying the sun, pools, shows, and food while here in Alpine you were getting high winds, rain, hail, and even snow. Sure glad I was able to miss all that!

Our next meeting is on Tuesday, March 28th, at 6:00 pm. We look forward to seeing you then.

Gratefully, Bob Soto, Board President

Be A Good Neighbor

We know this picture is disgusting, however, we also know it's disgusting that some homeowners don't pick up after their dogs. So the poop ends up on someone's shoes or on the landscaping mower. We provide conveniently located bag stations for you, please grab one and dispose of your dog's poop.



Pool Area Update

On March 13th, the pool heater will be back on. Please keep in mind, due to the cold weather we are currently having, the pool will not hold the warm temperature you are accustomed to.

Additionally, there's a repair pending that needs to be done in April or May. Per the vendor performing the work, we must have warmer weather for the repair to be successful. As soon as we have the schedule we will post notices on the pool gate, bulletin boards and newsletter.

Important Pool Rule Reminders

- ✓ You are allowed only 6 guests per household
- ✓ No Alcoholic drinks are allowed in the pool area
- ✓ Don't prop open the pool gate
- ✓ No Running or Diving
- ✓ No pool parties are allowed
- ✓ No Smoking or vaping is allowed

Proposed Amended CC&R's: A committee has been reviewing the governing documents and rules regarding vehicles & parking restrictions, exterior lighting and motion sensors, chalk drawing and ADU's and has recommended amendments as needed for better clarity and enforcement. Any proposed amendments to the CC&R's must be approved by the affirmative vote of a majority of the members. Any proposed amendments to the rules must be submitted to the membership for a 28 day review and comment period prior to adopting. MSC to approve a vote for the proposed CC&R amendments as well as distributing proposed rule amendments to the membership for a twenty-eight day review and comment period.

The Association Attorney shall prepare a cover letter for the voting for the amendments to the CC&R's. The management company shall prepare the voting materials for the amendments to the CC&R's and also prepare the notification to the membership for the proposed rule amendments.

Driving on Community Streets

When driving on community street, please do not speed or tailgate vehicles in front of you. Be aware of residents turning in their driveways. We have had a few near accidents! Please Drive Safe!

Fire Wood Wanted

Homeowner looking to buy split fire wood for fire place. Prefer oak, but eucalyptus or some other wood would be OK. Please contact Carlette at 619.905.0898

Garage Sale

Crown Hills Semi-Annual Garage Sale
will be held on
Saturday April 15th.



Gym Cleaning Schedule Temporary Change

Our janitor will be out for a month or two. The person covering the gym cleaning during her recovery will be here on Monday & Friday from 3:30-4:30 p.m. The gym will be closed during this time. A notice will be posted on the gym door once we have the exact start date for the new temporary cleaning schedule.

RV Lot Access in an Emergency

When the power goes out the RV gate will not open with your fob. The HOA has a tool that opens the gate manually and will open it for homeowners to access their property in the event of an emergency evacuation or a power outage. If a power outage happens after hours and there's no emergency evacuation, the gate will be manually opened early the next day.

Lost and Found

If you recently lost keys, AirPods or AirPod cases, rings or any other item, please check with the onsite office. Several items have been turned in.

New Social Event Committee

We are excited to announce we are forming a new social events committee, if you are interested in being a part of this committee, please stop by the onsite office for more information.

Mark your calendars the first Community Event will be on Sunday, May 14th. Yes, on Mother Day! Avoid the crowds come/join and meet your neighbors! We will have a live band. More details in April Newsletter!

Roll Off Dumpster

Roll Off Dumpster will be available for spring cleaning the week of April 17th. Please look for more details in the April Newsletter.

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 - February 28, 2023

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of January 24, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of January 24, 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 1/31/2023: The Operating Account balance is \$66,305. The total Reserve Account balance is \$759,930. The Accounts Receivable balance is \$3,957. Monthly Income was \$91,711 with expenses of \$68,956. Total assets are \$830,392. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Committee Chair Michael Beraud was present but did not provide a report for this period. There were nineteen (19) new requests received. Ten (10) received an initial review and approval. Eight (8) are pending, one (1) was denied. None were finalized at this time.

The Board reviewed a request to convert windows to a courtyard door and to add a pergola in front. The board has requested additional information including a contractor design/drawing/plan showing greater detail on the intended changes requested. This item has been tabled until the next regularly scheduled board meeting.

Landscape: A report was provided by Westwind covering the month of January. 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.

The Board reviewed a proposal from Westwind Landscape to add premium mulch to the planter areas around the tennis court planter areas. MSC to approve the proposal as submitted for a cost of \$485.

Pool/Spa: The spa circulation pump has been replaced. The pool will be drained once the weather warms to inspect the surface for any needed repairs or maintenance.

Unfinished Business

Asphalt Speed Humps: The Board previously approved a proposal from Eagle Paving to install three (3) asphalt speed humps in pre-determined areas of the community along Larkspur Drive in an effort to slow down the speeding that is being reported in this area and to increase safety in the community. The Board had agreed that the proposal from Eagle Paving was the best overall choice for the Community. The Alpine Fire Marshall has requested that the community hold off from installing the speed humps until the Fire Marshall and the Fire Chief review the plans.

Proposed Amended CC&R's: See page 2 in this newsletter.

New Business

2023 Tree Trimming Project: Competitive proposals are being obtained for the 2023 tree trimming project. This item shall remain on the agenda for further review.

Events/Social Committee: Two members, Bertha Morales and Carmen Aguayo have volunteered to be a part of a community event committee. MSC to appoint them to an Event Committee. Updates will be provided periodically.

Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions regarding vehicle rules, and community issues were answered to the full ability of the Board.

Meeting Adjourned 6:46 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.

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

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.

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.

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 Patti made goods 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

Moser Construction: Call Rick Moser at 619.247.2129 or via email Moserconstruction@mns.com

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.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!



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.