



# Crown Hills Newsletter March 2024

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### Board of Directors

**President**  
Bob Soto

**Vice President**  
Tito Cruz

**Secretary**  
Ron Torres

**Chief Financial Officer**  
Karen Ramey

**Member**  
Cheryl Beatty

**Property Manager**  
Joe Apparito

### Crown Hills Community Office Manager

Jodie Wacht  
1821 Victoria Park Terrace  
Alpine, CA 91901  
www.crownhills.org  
619.659.3520  
crownhills@360hoa.com

### Office Hours

Monday - Thursday  
8:30 a.m. - 5:30 p.m.  
Friday 8:30 a.m.-12:30 p.m.

### 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, March 26, 2024  
At 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 will be opening 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 10<sup>th</sup> Daylight Savings goes into effect.
  - March 17<sup>th</sup> St. Patrick's Day
  - March 29<sup>th</sup> Good Friday
  - March 31<sup>st</sup> Easter

After a couple of months of postponing the voting for updating our CC&R's we finally had enough votes to tabulate the results. Unfortunately, we did NOT get enough votes to pass a single initiative. These changes would have cleaned up a lot of language in our CCR's and had benefits that would have enhanced them. Therefore, we will table them and discuss how to move forward in the future. Thank you to the 188 of 333 homeowners that voted.

Our next meeting is on Tuesday, March 26<sup>th</sup>, at 6:00 pm. We look forward to seeing you then.

*Gratefully, Bob Soto, Board President*



### Proposed Amended CC&R's Vote Results:

One-hundred -eighty-eight (188) ballots were cast out of three-hundred-thirty-three (333) eligible units. Following are the tabulation results.

Vehicle & Parking Restrictions 10.6 (a), (b)	142 Yes, 46 No. Not Approved.
Vehicle & Parking Restrictions 10.6 (d)	150 Yes, 38 No. Not Approved.
Vehicle & Parking Restrictions 10.6(f)	136 Yes, 50 No. Not Approved.
Exterior Lights & Motion Sensors 10.18	134 Yes, 51 No. Not Approved.
Accessory Dwelling Units (ADU's) 10.11.1	154 Yes, 31 No. Not Approved.

The Inspector of the Vote and the Board of Directors thanked all of the owners who took the time to vote.



## Daylight Savings 2024

Don't forget to set your clocks one hour ahead on March 10th. Really looking forward to longer days to enjoy the outdoors!

## Pool Heater

March 11th, the pool heater will be turned on and the umbrellas will be brought out. Although the temperature is set to heat to the mid 80's, the heater cannot compete with cooler nights in Alpine. Until the weather warms up, the temperature may fluctuate. Visit the pool in the afternoons for warmest temperatures.

## Important Pool Rule Reminders

- ✓ You are allowed only 6 guests per household.
- ✓ No Alcoholic drinks are allowed in the pool area
- ✓ No Smoking is allowed
- ✓ If your children are not potty trained they may *not* use the big pool or Spa **only** the Wader.
- ✓ Parents please make sure your teenagers are well behaved and know all pool rules.
- ✓ Don't prop open the pool gate.
- ✓ No Running or Diving
- ✓ No pool parties are allowed.



## Roll Off Dumpster

Roll Off Dumpster will be available for Spring Cleaning at the end of April. Please look for an update in the April Newsletter.

## 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 is no emergency evacuation, the gate will be manually opened early the next day.

## Clubhouse Activities

- Wednesdays** - Card Games & Snacks 9:00 am  
Contact Hilde 619.659.8707
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Fourth Tue** - CHCA Board Meeting 6:00 pm

## Spring Community Garage Sale

**Saturday April 13, 2024**

**from 8 a.m. to 2 p.m.**

You may set out sale items in your driveway. No items on the street please. Be sure to have your driveway cleared by 3 pm. It's a great opportunity to find your pot of gold... Good Luck!

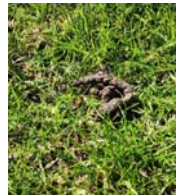


## Small Children Driving on Community Streets

Parents please be reminded you may *not* allow your small children to drive any type of motorized vehicle on community streets. This includes but not limited to Golf carts, dune buggies, or motorcycles just to name a few. Refer to Rules & Regulations "Use Of Common Areas Section" 4.6: Vehicular Traffic.

## Please Cleanup After Your Dog

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 to use, please grab one and dispose of your dog's poop. This continues to be an ongoing issue, please carry bags with you.



## A Little Irish Humor

- What do you get when you cross poison ivy with a four leaf clover?  
A rash of good luck
- What is out on the lawn all summer and is Irish?  
Paddy O'Furniture
- Why can't you borrow money from a leprechaun?  
Because they're always a little short
- How's a best friend like a four leaf clover?  
Because they are hard to find and lucky to have
- May your blessings outnumber the shamrocks that grow, and may trouble avoid you wherever you go!
- Knock Knock - Who's there?  
Irish - Irish who?
- Irish you a Happy St. Patrick's Day



## Board Minutes Summary - February 27, 2024

**Proposed Amended CC&R's:** The Inspector of the vote has determined that quorum has been achieved with one-hundred-eighty-eight (188) ballots submitted. The proposed 2023 Amendment requires the approval of owners representing a majority of the voting power of the Association, which will require owners representing at least one-hundred-sixty-seven (167) of the 333 individual-owned lots to vote in favor of approving the amendments. The tabulation of the ballots will begin while the remainder of the meeting continues.

### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of January 23, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of January 23, 2024, in which the Board met with owners at their request, reviewed the security report, reviewed the collection report and violation log, and reviewed homeowner correspondence. MSC to approve the Minutes as presented.

### Financial Report

**Period Ending 01/31/2024:** The Operating Account balance is \$66,365. The total Reserve Account balance is \$818,894. The Accounts Receivable balance is \$2,622. Monthly Income was \$99,953 with expenses of \$71,656. Total assets are \$887,882. MSC to approve the financial report as presented for filing pending independent financial review.

**Reserve Fund Investment CD's:** The Board reviewed ladder CD recommendations provided by Management. After further review and discussion, MSC to approve rolling over a \$200,000 CD into a new 18 month CD when it matures in March, 2024 and rolling over a \$200,000 CD into a new 24 month CD when it matures in April, 2024.

**2024 Reserve Projects Planning:** Management has provided the Board with a reserve funding project planning worksheet. The projects are taken from the latest reserve study report and show common components that should be inspected and possibly replaced this year. Board Members and Management have inspected each of the components to determine an order of repairs. Proposals will be obtained for work needed in 2024.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was present and provided a report for this period. There were seven (7) new requests received for items such as exterior paint, roof tiles, windows, fencing, and driveway extension. Four (4) received an initial review and approval, three (3) are pending.

**Landscape:** There were no major issues or concerns at this time.

**Pool/Spa:** The pool and spa deck may be re-surfaced due to wear in the concrete. Proposals are being obtained for Board review and consideration.

### Unfinished Business

**Fire Alarm Panel Replacement:** Standard Electronics is replacing the aging fire control panel in the community office. They will also re-run the wiring through the clubhouse, so it is not so noticeable. Further updates will be provided periodically.

### New Business

**Community Sink Hole:** A sink hole has formed in front of 2572 Columbine. The area has been secured with orange cones and straw waddles. Proposals have been obtained to repair the sink hole area. After review and discussion, MSC to approve the proposal from Eagle Paving for a cost of \$23,556.00 pending obtaining one final competitive proposal.

### Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions regarding minor community landscape issues were answered to the full ability of the Board.

**Adjournment** With no other business to come before the Meeting, MSC to adjourn at 6:32 p.m.

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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

**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)

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

**Wealth Management** - CCMi offers fee-only financial planning and investment management services for individuals and business owners. [www.mycmi.com](http://www.mycmi.com) call 619.298.3993 or email [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) [www.grastontecnique.com](http://www.grastontecnique.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.

**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](mailto:spa.partsonline619@gmail.com)

**Solar** Contact Mario 619.654.6966 or email to

[mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

**Moser Construction:** Call Rick Moser at 619.247.2129 or via email

[Moserconstruction@msn.com](mailto:Moserconstruction@msn.com)

**Rattazzi Electric** - Owned & operated by Beau Rattazzi. 25 + years experience. Please call for a free consultation if you live in Crown Hills. 619.599.3136. CA LIC #868778.

### **REALTY SERVICES**

**Jessica Wolf, Realtor** - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? [jessicawolf@bhhsca.com](mailto:jessicawolf@bhhsca.com) 619.250.0962

**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](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 619.820-4406. [www.milesclassicalguitar.com](http://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](http://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](mailto:Joseph@momentacoaching.com)

**Yosemite Vacation Rental** - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela [bookyosemitcabins@gmail.com](mailto:bookyosemitcabins@gmail.com) or [airbnb.com/h/yosemiteshiddenhaven](https://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 [crownhills@360hoa.com](mailto:crownhills@360hoa.com)

3 line maximum - Ads published as space permits

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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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