



Crown Hills Newsletter March 2022

In This Issue

- > President's Message 1
- > From the Office2
- > 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, March 22, 2022
6:00 P.M.

President's Message

Happy Birthday to all born in March!

As we go into March we don't have as many holidays as February, but St. Patrick's Day on the 17th is a fun one where we get to act like we are Irish and drink green beer. Another significant day this month is daylight savings time, on the 13th, where we get our daylight back and can enjoy longer evenings with daylight, and best of all our pool will be fully heated on Monday the 14th! Remember to move your clocks ahead.



Here we had snow just to the east of us last week, in the 80's this week, then back down to the 50's towards the end of the week and rain. We just never know what weather we will get this time of year. We go from shorts to long pants and jackets every other day. However, spring is in the air and you can see many of our trees and plants blooming.

With the rains come the weeds. Let's keep our properties looking nice and take care of the weeds to maintain the appearance of our homes. We must also take care of our defensible space. Keep trees trimmed and away from our roofs and eaves to avoid fire risk.

As a reminder please do not park in the fire lane by the mailboxes! There are parking spaces available and a short walk to the mailboxes. During peak time when homeowners are coming home from work especially, as we have seen several close calls of cars being hit and a log jam of people trying to get into the lot. Our traffic flow is one way, so please be courteous to each other.

Gratefully, Bob Soto, Board President

March Board Meeting Speaker

Kelly Berkompas from Brandguard Vents will give a presentation on the importance of installing fire vents at the March board meeting. If you can, please plan to attend. The deadline for applying for roof vents grants to Sunrise PowerLink is late summer. You will still have time to apply.



Pool Heater

March 14th, 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. Please read the pool rules which are posted on the bulletin board outside the office.

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 behave and know of these and all pool rules.
- ✓ Don't prop open the pool gate.
- ✓ No Running or Diving
- ✓ No pool parties are allowed

Garage Sale

Crown Hills Semi-Annual Garage Sale
Save the Date

Saturday April 9th 8 am to 2 pm



Roll Off Dumpster

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

Lost Items

During the recent strong winds we had in Alpine many residents lost items like chair cushions, umbrellas and other patio furniture items. If any of these items showed up in your yards please contact the onsite office we can help locate the owners.

Pickleball Players

If you are interested in playing pickleball, there is a small group that plays on Thursdays at 9 AM. Very informal and no need to register. Just show up at the upper court behind the clubhouse. We will play round-robin or just practice Beginners welcome!

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 the a power outage happens after hours and there's no emergency evacuation, the gate will be manually opened early the next day.

Bike Lane On Victoria Park Terrace

Great news! The County has restored street parking to Crown Hills residents. Parking is available on Victoria Park Terrace from Gentian Way and Hyacinth down the hill to Tavern Road. This request took almost a year. We are glad it is finally done!!

Pet Leashes Are Required

All Dogs *must* be on a leash at all times while being walked in the community. Neighbors enjoying a walk do not know if your unleashed pet will harm them or their pet. We occasionally do have wild animals that may harm your pet. Leash your pet.

CC&R's Section 11.6 - Animals: All animals permitted to be kept by this Section shall be kept on a leash when on any portion of the Property except within a fenced Lot.

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.

Vehicular traffic, motorized or non-motorized, is restricted to streets only. Vehicles and horseback riding are not permitted on any portion of the Crown Hills common areas including greenbelts and "natural" non-landscaped areas unless written permission is approved by the Board of Directors. No other recreational riding is permitted. The speed limit on all Crown Hills streets is 20 mph. In addition, no person shall drive a motor vehicle, motor-driven cycle, motorized bike, golf cart, ATV, or similar vehicles, upon any road or Common Area unless the driver holds a valid driver's license.

New Committee We are forming a committee to report any offenders of children driving vehicles or residents walking their dogs without a leash.

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 22, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of January 25, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of January 25, 2022, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, and reviewed Association files access guidelines. MSC to approve the minutes as presented.

Financial Report

Period Ending 1/31/2022: The Operating Account balance is \$88,470. The total Reserve Account balance is \$816,256. The Accounts Receivable balance is \$5,966. Monthly Income was \$84,495 with expenses of \$61,274. Total assets are \$910,894. MSC to approve the financial report as presented for filing pending independent financial review.

The Board reviewed a list of work/replacement needs for 2022 per the reserve study. The list was provided by the treasurer to disclose the funds needed this year.

Committee Reports

Architectural: Committee Chair Michael Beraud reported there were nine (9) new requests received. Seven (7) received an initial review and approval. None 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 previously approved proposal provided by Westwind for brush abatement in specific areas of the community per a request from the Alpine Fire Marshall has a total cost of \$38,450.
- ✓ The Board reviewed tree trimming, and removal proposals provided by Westwind for a total cost of \$49,170. MSC to approve the proposals as submitted.
- ✓ The Board is considering a proposed special assessment to pay for these two unexpected expenses. This will be on the next meeting agenda for review, discussion, and consideration.
- ✓ The Board reviewed a proposal from TORO to replace cellular communication devices on several of the landscape controllers allowing them to be accessed via cell phone. MSC to approve the proposal as submitted for a cost of \$1,949.20.

Unfinished Business

County Health Update: There are no new county updates for this period.

New Business

Clubhouse HVAC Replacement: The Board reviewed competitive proposals to replace one of the cooling and heating systems. This item has been tabled pending obtaining additional information.

Brow Ditch Repair/Replace: The Board reviewed several competing proposals to replace damaged concrete storm swales (brow ditches) throughout the community.

- ✓ MSC to approve the proposals from DB Engineering to fill a sink hole and replace the damaged brow ditch on the common sloped area off of Hyacinth and to replace a damaged brow ditch on the common sloped area off of Lobelia for a total cost of \$33,000.
- ✓ MSC to approve the proposals from STP Masonry to replace approximately 750 lineal feet of damaged brow ditch in the park area between Larkspur and Star Thistle and to replace approximately 120 lineal feet of damaged brow ditch coming from the clubhouse parking area down to Victoria Park Terrace for a total cost of \$78,300.

Community Property Boundary Review: The Board has been made aware of an area behind homes on Columbine where there have been incidents of trespassing, lighting of fireworks, and possible encroachment by adjoining neighbors. MSC to approve a proposal from Idy Land Surveying, Inc. to survey the area for a cost of \$2,300 prior to possibly obtaining a legal opinion on how to address this matter regarding encroachment.

Homeowners Open Forum Any questions were answered to the satisfaction of the Members present.

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.

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.grastontecnik.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

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

spa.partsonline619@gmail.com

REALTY SERVICES

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

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

Mike Wilmers Realtor, Genuine Home Team - Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage,

Keller Williams East San Diego. Call 619.277.2232 DRE# 00872511

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

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.sdcxmail.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.