



Crown Hills Newsletter May 2024

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Board of Directors

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Bob Soto

Vice President
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Ron Torres

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Karen Ramey

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Property Manager
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Crown Hills Community Office Manager

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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, May 28, 2024
At 6:00 pm

President's Message

Happy Birthday to those born in May. Here are a few special days this month.

- May 5th - Cinco de Mayo
- May 12th - Mother's Day
- May 27th - Memorial Day

Hi neighbors!! Hope everyone is doing well. I was asked to write this month's message because our President, Bob is away on a much needed vacation. I will make it short and sweet.

Spring is here for sure, and baseball is in full swing. Let's root for our home team, the Padres.

As I drive around the neighborhood, I see lots of greenery and flowers blooming. Thanks to the abundance of rain we received this year. I think we got more rain this year than previous years that I can remember. This is both good and bad. I say good because everything around us turned green so quickly. It could be bad when summer comes around when everything dries out and becomes a fire hazard.

We certainly hope that most of you got rid of the excess bulk items you no longer need. We had to request an extra bin which also filled to the max very quickly. Unfortunately, we noticed some neighbors failed to read the posted signs all around the bin about disposing of hazardous materials and waste. These items do not belong in that bin as posted. It is your responsibility to dispose of them per San Diego County regulations.

Finally, I have been seeing lots of pictures of rattle snakes posted by our local neighbors online. Please be careful while walking your pets or when you are simply taking a long walk around the neighborhood.

Our next meeting is on Tuesday, May 28, at 6:00 PM. We always look forward to seeing you then.

Gratefully, Tito Cruz, Vice President



MEMORIAL DAY

HONORING ALL WHO SERVED



May Onsite Office Closure

The onsite office will be closed
May 27th, Memorial Day

Architectural Changes

Please remember to get approval prior to making any changes to the outside of your property. Changes include removing grass for xeriscape, building a shed, adding a gate, placing pavers in the front yard, painting or any other changes. Members are permitted to maintain existing improvements but any deviations to those improvements require approval **prior** to the change.

Weed Abatement Update

We want to thank you for your patience while our Landscape crew is tackling the weeds on the community slopes. All areas will be taken care of. If the landscape crew has not made it to your section, they will very soon.

Common Area Landscape Maintenance Requests

We live in a large community with lots of landscaping needs. We do our best to keep things trimmed and maintained. Tree maintenance and weed abatement is scheduled out for months. If you have a common area maintenance request, please contact the office at 619.659.3520 or email crownhills@360hoa.com, and we will do our best to accommodate your needs.

Bulk Item Trash Pickup Requests

When you have a large item for trash pickup, please call or email your request to the onsite office. Every homeowner gets 2 bulk item pickup requests per year at no additional cost. For additional information on this topic, please contact the onsite office at 619.659.3520 or by email at crownhills@360hoa.com.

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.



Suspicious Activity in Community

If you notice suspicious activity or individuals in the community, please report it to the Sheriff's **nonemergency** line at 858.565.6500. The more eyes the better.

Parking Enforcement

Friendly reminder:

Any vehicle parked on the community streets between 12:00 a.m. and 5:00 a.m. will be **towed** at owners expense. If you have an emergency situation, please notify the office **BEFORE** you leave your car on the street.



Please refer to your CC&R'S

Section 10.6 - Vehicles and Parking Restrictions

Guest Parking is for guests **only**. If you have a situation where you need to temporarily use the guest parking please visit the onsite office and request a permit.

Lost & Found

We have several items recently found in the community please stop by the onsite office to see if your lost item was turn in.



**The Pool is Heated and
Ready for Summer!**



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

Board Minutes Summary - April 23, 2024

Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of March 26, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented. The Board reviewed the Executive Session Meeting Minutes of March 26, 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 03/31/2024: The Operating Account balance is \$80,922. The total Reserve Account balance is \$854,766. The Accounts Receivable balance is \$2,477. Monthly Income was \$74,479 with expenses of \$68,007. Total assets are \$938,167. MSC to approve the financial report as presented for filing pending independent financial review.

Independent Financial Review: A draft of the 2023 Independent Financial Review prepared by Sonnenberg & Company, CPAs was provided to the Board for their review. The report provides the reader with an analysis of the Association's financial transactions covering the period from 1/1/2023 – 12/31/2023. MSC to approve the Financial Review as presented for distribution to the membership.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and provided a report for this period. There were nine (9) new requests received for items such as exterior paint, windows, and solar. Eight (8) received an initial review and approval, one (1) is pending.

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.

Clubhouse Flooring Replacement: A Committee has been formed and proposals are being obtained to replace the old, worn carpeting in the community clubhouse. This item will remain on the agenda for further review and consideration.

Proposed Rule Amendments: The proposed amendment to the current rule is found on page 3, section 3.14, item f, in which the rule shows a clubhouse rental fee of \$100 and cleaning/damage deposit of \$300. The proposed, amended rule will remove the amount of the fee and will include the following statement: The Board may adjust the rental fee and cleaning/damage deposit as needed to assure there is sufficient funding for clubhouse cleaning and maintenance.

The proposed amendment to the current rule is found on page 7, section 4.8, item d, in which the rule shows the RV storage space fee as \$45 per month and the storage locker fee as \$45 per month. The proposed, amended rule will remove the amount of the fee and will include the following statement: The Board may adjust the RV storage space fee and the storage locker fee as needed to assure there is sufficient funding for storage building and RV lot maintenance.

The proposed amendments have been distributed to the membership for a minimum 28-day review and comment period pursuant to California Civil Codes §4360 and §5850. The amendments may be adopted at the open session board meeting scheduled on 5/28/2024.

New Business

Brow Ditch Repairs: This item will remain on the agenda pending obtaining additional professional recommendations and proposals.

RV Lot Fencing: Proposals are being obtained to replace approximately 960 lineal feet of deteriorating fencing around the RV lot with 8' high, galvanized black iron fencing with 45-degree punch points on the top. This item will remain on the agenda.

Homeowners Open Forum

Questions included minor community landscape issues and Sunrise Powerlink Grant Money.

Adjournment MSC to adjourn at 6:33 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

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 & Investigations - 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.mycmi.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.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

Solar 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@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 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

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

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

Yosemite Vacation Rental - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela bookyosemitcabins@gmail.com or 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

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 as well. 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.