



# Crown Hills Newsletter May 2021

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### Board of Directors

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#### **Secretary**

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#### **Chief Financial Officer**

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Joe Apparito

#### **Crown Hills Community Office Manager**

Elizabeth Martinez

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#### **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](http://www.360hoa.com)

#### **Board Meeting**

Crown Hills Clubhouse

Tuesday, May 25, 2021

Time & Location TBD

## President's Message

Happy May Crown Hills Community,

What a year it has been! I have been looking back at everything that has happened over this last year. I don't think anyone could have prepared for what 2020 had in store. There was not one day that was the same, and living with such uncertainty has been difficult. However, at times of uncertainty there are some things that we can count on to remain a constant, that we can trust and rely upon. It is the relationships that we have built in our lives. So many people play an important role in our daily lives, friends, family, neighbors and members in our community.

Family is extremely important in our lives, and my husband has been spending time with my parents to support them. Every day he comes home excited to share stories about the VHS tapes they have been watching, yes I said VHS, wow I just dated myself. He was sharing all the things he had seen that had happened in my life, and how much fun he was having reminiscing with my parents about so many special memories. It made me really start to think, as I have gotten older, I find myself reflecting on my life a lot. It is like a video playing back in my mind. It is amazing how you see things so differently when you think back. I wish I could have asked the future me to write a letter to the younger me to provide me with guidance and insights about what the most important things in my life were going to be. The lessons I was going to learn, and most importantly to understand the important role of relationship in our lives, friends, family, and especially my parents.

My parents and I have a ritual, we talk at least twice a day, morning and night, to check in and see how they are feeling, and how their day was. We have always done this, but it is even more important to me now as I haven't gotten to be around them, and as they are getting older. I was having a rough day, and finally broke away from working to have my nightly call. My Dad answered and was asking about my day, par to the course, always worried about me instead of himself, and was asking if I had gotten sleep and was taking care of myself. It was at that moment, so many memories came rushing in, and I simply asked him, How did you do it Dad? How did you get everything done, prioritized our family, and always took care of everything and made every moment so special. I didn't realize how much my parents had sacrificed and done for our family. My Dad shared with me some incredible words of wisdom, as always, I wished I could have recorded it, knowing that one day I will give anything to hear his voice and those words again. After we hung up, I was really thinking about all the little things my parents did, every single day that added up to the big picture of who I am today. I thought about all the things I wanted to thank them for and there really isn't enough hours in the day for me to give thanks for all they have done. I immediately thought, if I had to share one thing with our community for this month, this was it. To really reflect and give thanks for the important people in our lives, and for May, especially all of the Mothers. They could be friends, they could be neighbors, your sister, or an acquaintance. These amazing, selfless women who make our world a better place. Their worlds have been so much harder this last year, many balancing work and home schooling, or taking care of an elderly parent. They are always giving of themselves, and very rarely ever even think about their own well-being. Take time to recognize our everyday heroes who sacrifice so much, who every day show up giving their very best. I celebrate these women, and I celebrate our Dads, sisters, brothers, husbands, wives, friends, and our neighbors. The people who care, and who make a difference in our lives and in our world. It is all those little moments that make up the big picture or video of our life. Something to think about if you could sit in a theatre and watch your life, what would you want that video to be?

Wishing you all a safe and happy month – live each day to its fullest with a caring and grateful heart!  
Cat Santangelo, Board President

## Office Closure

The onsite office will be closed on May 7th & May 10th. Elizabeth will take a few days off and will return on Tuesday May 11th at 8:30 a.m. If you need help during the office closure please contact 360 Community Management at 619.270.7360

## 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. Be aware of your surroundings!



## Clubhouse Facilities

The Clubhouse is open for reservations, all reservations made are pending Covid County Guidelines which change every week. Gym is back open at a limited capacity and following current Covid guidelines posted on entrance door and inside walls. Pool and Tennis courts remain open.

## 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.



## Community Road Sealing

Please look for information from Eagle Paving. They will issue the schedule very soon. All residents will be notified as soon as it's available.



## Private Parties On Common Areas

Please be reminded private parties are not allowed in any common areas as it presents a liability to the HOA. We will be monitoring this, any resident caught doing this will face possible fines.

## Weeds 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.

## Speed Racers

We have several reports of members speeding through the community streets. Please slow down and mind all stop signs. Parents please remind your teenagers. When you have guests over please remind them to drive slow and to respect all stop signs. We do not want any accidents!

## Volunteers Needed

Please let us know if you are interested in being part of a committee. This community is very active and we would like to keep it going. There are many ways to be involved and your time is appreciated.

## Office Mail Drop Off

When dropping off payments or documents at the onsite office, please make sure to use the office door slot, do not use the envelope dispenser box to the left of the office door your items are not secure.

### Clubhouse Activities

**Cancelled until further notice**

- 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 6:30 pm

## Hot Topics - Tennis Courts Resurfacing

The Board approved a proposal to have the Tennis courts resurfaced. As soon as we have the schedule we will post it on the tennis court gates and bulletin boards!

## Board Minutes Summary - April 25, 2021

### Presidents Message on page 1

#### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of March 23, 2021. A motion was made, seconded, and carried to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of March 23, 2021 in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, discussed slope erosion issues and held Due Process Violation Hearings. A motion was made, seconded, and carried to approve the Minutes as presented.

#### Financial Report

**Period Ending 3/31/2021:** The Operating Account balance is \$114,947. The total Reserve Account balance is \$817,806. The Accounts Receivable balance is \$6,630. Monthly Income was \$80,917 with expenses of \$77,582. Total assets are \$939,585. MSC to approve the financial report as presented for filing pending independent financial review.

**2021 Reserve Study:** A preliminary draft of the 2021 Reserve Study prepared by Barrera& Company was provided to the Board for review. The Chief Financial Officer and Management shall work together on updating this year's draft for final approval of the Board.

#### Committee Reports

**Architectural:** There were seventeen (17) new requests received this period. Fifteen (15) had an initial review and approval. Five (5) were finalized at this time.

#### Landscape:

The Board reviewed an inspection report for this period.

Proposal from Westwind to brush abate an area behind lots 243 & 244. After review and discussion, MSC to approve the proposal as submitted for a cost of \$785. The Board reviewed a proposal from Westwind for additional tree trimming along 2362-2368 Hyacinth. After review and discussion, MSC to approve the proposal as submitted for a cost of \$850.

The Board reviewed a proposal from Westwind for additional tree trimming along Begonia Way and the sloped area by 2690 Columbine. After review and discussion, a motion was made, seconded, and carried to approve the proposal as submitted for a cost of \$1,710.00.

**Pool/Spa:** All equipment is functioning well and no other issues to report this period.

#### Unfinished Business

**County Health Update:** As meaningful updates are received, the board will alert the Membership. The State is set to eliminate all tiers on June 15, 2021.

**Community Asphalt Maintenance:** The Community and Eagle Paving will begin scheduling asphalt repairs and sealing. Notices will be distributed to all residents with additional information and instructions for this project.

**Community Pool Furniture:** New pool furniture has been ordered from Patio Shoppers. Delivery of the new pool furniture is scheduled for May 21, 2021.

#### New Business

**Tennis Court Maintenance/Repair:** The Board reviewed proposals to repair and resurface both tennis courts. After further review and discussion, MSC to approve the proposal from Ferandell Tennis Courts, Inc. for a cost of \$10,800.

**Storage Buildings Maintenance Proposals:** The Community is seeking proposals for wood repair/ replacement, prep & painting of the storage buildings in the RV Lot.

**Slope Erosion Control:** The Board reviewed a proposal from DB Engineering to install 7,125 square feet of straw blanket on the sloped areas above the tennis courts to assist in controlling erosion issues. Plants and ground cover can be planted through the straw blanket. MSC to approve the proposal for a cost of \$9,975.

**Homeowners Open Forum** Members commented on businesses operating in the community, landscape matters and SDG&E storage issues.

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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

**Insurance** - Get a free quote for home, auto insurance, RV's, commercial and health insurance from a trusted Crown Hills neighbor. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

**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](mailto: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](mailto:rocain@rebeccaocainlaw.com)

**Home Loans** - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

**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. Website: [www.mycctmi.com](http://www.mycctmi.com), call at 619 298 3993 or email Brian [brian@mycctmi.com](mailto:brian@mycctmi.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.grastontechnique.com](http://www.grastontechnique.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.

### 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.lisaruisteam.com](http://www.lisaruisteam.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** - Keller Williams Realty, San Diegan with a passion for turning real estate dreams into realities. Please let me know how I can help 619.250.0962 DRE#02113690 [jwolf@kw.com](mailto:jwolf@kw.com)

**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](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 619.659.0577. [www.milesclassicalguitar.com](http://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](http://www.boffoentertainment.com) 619.760.6304

**Original Hand-Made Items**, and original artwork. Search Pattinadegoods on [Etsy.com](https://www.etsy.com). or visit in-home studio. Call Patti at 619.820.3707

## 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](mailto: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.

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