



In This Issue

- President's Message 1
- From the Office2
- Board Minutes Summary. 3
- Homeowners' Services.....4

Board of Directors

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619.270.7360
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Board Meeting

Crown Hills Clubhouse
Tuesday, May 24, 2022
6:00 pm

President's Message

Happy May Day and Happy Birthday to all born in May. Lot's going on in this month. We have Cinco de Mayo which is a fun day with margaritas and good Mexican food. I'm sure our 8 Alpine Mexican restaurants will be celebrating that day, so plenty of places to go here locally.

We want to wish all the mothers a very Happy Mother's Day. Another day that the restaurants will be busy, as well as floral shops, so don't forget guys!

We also have Memorial Day on Monday May 30 in honor of the men and women who have died while serving in the Military.

There will be a ceremony at our Alpine Veterans Wall of honor and Community Center on:

Saturday, May 28, 9:30 am
Alpine Community Center
1830 Alpine Blvd
Home of the Alpine Veterans Wall of Honor

We had an HOA meeting on Tuesday, April 26. It was a great turnout! Our guest speakers, Kelly from BrandGuard Vents and Bonnie from Sunrise Power link had a lot of good information about how to protect our properties from fire. This will be an ongoing issue as catastrophic fires continue to happen. If you missed the meeting, please see Elizabeth at the office for the material that was distributed at the meeting. Congrats to the winners of the 3 \$75 gift cards! See, it pays to come to a meeting.

Our next meeting will be on Tuesday May 24. We hope to see you there. Remember we have ice cream available for your enjoyment.

Gratefully, Bob Soto, Board President



Alpine County Park Virtual Public Meeting

May 17, 2022, 5:30 pm

The County of San Diego Department of Parks and Recreation is hosting a virtual public meeting for Alpine County Park. Join us to discuss where we are in the park planning process, receive updates on the Environmental Impact Report, and learn about new ways to share feedback on the project. A link to the Zoom meeting will be available the day before the meeting at: sdparks.org/publicmeetings.

May Office Closure

The onsite office will be closed

Tuesday 5/10 through Friday 5/13
Reopening on Monday 5/16.

If you need assistance during the closure please contact
360 Community Management at 619.270.7360
or by email at info@360hoa.com

Message From The Alpine Fire Marshal

It is that time of the year again for weeds to be cut at a height of no higher than 6". Please keep and maintain growth closer to the home short and clear. Remember we are still in the education time period about removing the first 5' of the items within the perimeter of the home. This will be strictly enforced January 2023. Insurance Companies are enforcing now and issuing notice of non-renewals. Let us set the example of how fire safe Alpine is and showcase our Firewise presence. Any questions please contact Alpine Fire for guidance or visit our website www.alpinefire.org

2022 Tree Maintenance

Tree maintenance continues throughout the community for approximately three more weeks. We appreciate your continued patience with the noise.

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.

Dogs Off Leash

We are still having a problem with residents walking their dogs without a leash. This is specially a problem in the clubhouse area. Dogs must remain on a leash at all times while walking on common areas. **You must follow this rule to avoid receiving a violation letter. Remember the clubhouse area is under video surveillance 24/7.** Thank you to all residents who follow this and all community rules.

Snakes

We have received several reports of rattle snake sightings in different areas of the community. Be aware of your surroundings and make sure you advise your children to be careful. If you find a rattlesnake, contact **Heartland Fire at 619.441.1621**. They answer 24 hours a day and can safely relocate the snake.

Architectural Changes

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

Street & Guest Parking

Please be advised street parking is *not allowed* between the hours of 12 am and 5 am. **This is strictly enforced.** Vehicles are subject to tow at homeowners expense. Guest parking **is for guests only.** MT Security monitors all guest parking areas. If you do not have a parking permit to be parked longer than the 96 hour rule, you will be towed. Please note, moving your vehicle from one guest parking space to another or alternating your personal vehicles will not avoid towing. **Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions.**



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 & your guests to drive slow and to respect all stop signs. We do not want any other accidents or any children at play getting hurt. We have had two recent vehicle accidents on the corner of Begonia Way and Larkspur Drive. **Speed limit is 20 MPH**



Pickleball Players Needed!

Thursday at 9 am Upper court behind the clubhouse
Beginners are welcome (we are still learning the rules) Give it a try, you might enjoy it! Look for: Maggie, Cheryl and Lu, I will bring a few extra paddles for you to give it a whirl.

Alpine Garden Club Waterwise Festival

Join us for our annual plant sale and festival.

Saturday, May 7, 2022 9 am to 3 pm
at Christ The King Episcopal Church,
1460 Midway Dr Alpine

The Monarch Mania Butterfly release
will be at
12:00 noon.



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 - April 26, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of March 22, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of March 22, 2022, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence.
- ✓ The Board discussed a proposed special assessment and held a due process violation hearing. MSC to approve the minutes as presented.

Financial Report

Period Ending 3/31/2022: The Operating Account balance is \$50,717. The total Reserve Account balance is \$797,109. The Accounts Receivable balance is \$6,749. Monthly Income was \$74,353 with expenses of \$112,150. Total assets are \$854,777. MSC to approve the financial report as presented for filing pending independent financial review.

Proposed Special Assessment: Due to the additional brush abatement and tree services required by the Alpine Fire District, the 2022 annual budget for these two line items is under budget by approximately \$42,220. An option for making up the shortfall in funding is to pass a one-time special assessment of \$125 for each homeowner. MSC to approve the one-time special assessment of \$125 per owner to be paid by August 1, 2022. More detailed information to be mailed to homeowners.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and provided a report for this period. There were ten (10) new requests received. Eight (8) received an initial review and approval. Two (2) are pending. Eight (8) 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. No other action was taken at this time.

Unfinished Business

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

Clubhouse HVAC Replacement: Bailey Heating & Air Conditioning is scheduled to begin the replacement of three (3) cooling and heating systems within the community building on 4/27 and be complete on 4/29.

Brow Ditch Repair/Replace: DB Engineering has completed filling a sink hole with approximately 70 yards of slurry concrete and replaced the damaged brow ditch on the common sloped area off of Hyacinth. DB also replaced a damaged brow ditch on the common sloped area off of Lobelia. STP Masonry is in process of replacing approximately 750 linear feet of damaged brow ditch in the park area between Larkspur and Star Thistle and to replace approximately 120 linear feet of damaged brow ditch from the clubhouse parking area down to Victoria Park Terrace. Brow ditches throughout the community will continue to be repaired/replaced as funding is made available.

New Business

Fire Prevention Presentation: Kelly Berkompas with Brand Guard Vents and Bonnie Burchill of Sunrise Power Link were present to discuss fire mitigation in and around the community and ways homeowners can help to protect their properties.

2022 Inspector of Election Appointment: MSC to appoint Becky Schooler as the Inspector of Election for the Annual Meeting & Election scheduled on 9/27/2022 contingent on receiving more nomination forms than open board positions. There are two (2) board seats up for election with a term of two (2) years. MSC for the following action: Per CA Civil Code, if, at the close of the time period for making nominations, there are the same number or fewer qualified candidates as there are board positions to be filled, the Board will seat the qualified candidates by acclimation without balloting.

Homeowners Open Forum Members asked questions regarding the proposed special assessment. 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@lglaw.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.mycm.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.mariellarochoa.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.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.

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

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

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.lisaruieteam.com BRE #01846748

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.



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