



# Crown Hills Newsletter November 2023

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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**

Jodie Wacht

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[crownhills@360hoa.com](mailto:crownhills@360hoa.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](http://www.360hoa.com)

### **Board Meeting**

Crown Hills Clubhouse

Tuesday, December 12,  
2023

## President's Message

First and foremost, I want to officially welcome Jodie to Crown Hills. It's been almost a month now since she replaced Elizabeth, and she is doing a great job. If you haven't met her, stop by the office and say hi.

### **Happy Birthday to those born in November and Happy Thanksgiving.**

Special Days this month:

11/01 - Day of the dead - Dia de los Muertos

11/05 - National Donut Day (some donut shops give out free donuts)

11/05 - Daylight savings begins. Remember to "Fall Back"

11/11 - Veterans Day

11/23 - Thanksgiving, a time to give thanks and be with family, with lot's of food and of course football.

Please note that as of January 1, 2024 there will be an increase of \$5.00 in monthly dues per unit. Due to inflation and rising costs this increase is necessary.

Due to the pool being closed for two weeks for repairs last month, we will keep the pool heated an additional two weeks until November 19th, and not shut it off as we usually do on Daylight Savings day. The pool will be heated again in March on Daylight Savings day.

Due to the Holidays and many being away for Thanksgiving we will not have a Board Meeting in November. Our last Board Meeting of the year will be on December 12th at 6:00 p.m.

Thank you all for your support of the board and our community. Have a Happy Thanksgiving!

*Gratefully, Bob Soto, Board President*

### **Onsite Office Closed**

Thursday 11/23, & Friday 11/24

in observance of Thanksgiving Holiday



### **Voting Ballots to Amend the CC&Rs**

Voting ballots have been mailed out to each lot. Notice the ballot has changed to reflect suggestions made by homeowners. There are five (5) amendments to be approved or disapproved. Each amendment may be voted on separately. Please be sure to submit your ballot! Our goal is to have 200 ballots **returned by December 12, 2023**. We need your support!

### **2023 Year End Packet**

Please be on the lookout for your 2023 Year End packet coming in the mail soon.

## Crown Hills 2023 Halloween Contest Winners Decorated House

**WE HAVE A TIE FOR 1ST PLACE!**  
Last year's winners were not eligible

1st Place: 2245 Larkspur Dr.  
1st Place: 2349 Columbine Dr.  
3rd Place: 1907 Verbena Terrace



### Honorable Mentions:

2703 Lobelia Rd.  
1934 Verbena Terrace  
2345 Larkspur Dr.



**Congratulations to all the winners and participants in this fun event!!**

## Important Safety Reminders

There have been several vehicle break-ins in the last few weeks. Please be sure to lock your vehicle and be aware of your surroundings.

## Important Reminders for Pet Owners

We have several reports of homeowners not following the Pet Rules of the community.

- ◆ Make sure your pet is on a leash at all times while walking on any of the common areas.
- ◆ Pick up your dogs waste. Be respectful of other residents.
- ◆ If you let your dogs use your yard to relieve themselves clean it up promptly

We will be issuing violation letters to those not following the pet rules. Residents are tired of the misconduct and disrespect.

## Important Notice for Residents

When making U-turns on community streets or coming in or out of your driveways please make sure not to drive on or through your neighbors yards or driveways. Be respectful of your neighbors property.

When using the Pool, Gym, Tennis Courts and Pickleball Courts, please remember that you must be a resident or with a resident at all times.

## Fruit Trees

Do you have too much fruit growing on your trees? Please feel free to bring some to the onsite office to share with your neighbors.



## Trash Collection

If your trash is not picked up on Wednesday, report it to the office. Leave your trash on the curb until it has been picked up



Crown Hills  
Holiday Lights Contest  
December 12th - 18th

3 winners will be selected.  
Voting & prize details coming in December

## Pool

The pool heater shall remain on until November 19th this year.

## Portable Fire Pits

Covered pits require a 10' clearance and uncovered pits require a 25' clearance from buildings and other combustible structures or materials. Since most driveways here in Crown Hills are not 25' long, please remember that a cover may be required when using a portable fire pit in your driveway. Please never leave a fire unattended!



## Did You Know...

If you ever need help changing your Smoke Alarm batteries please know the Alpine Fire Department will gladly help you for free! Please call 619.445.2635 for assistance.

## Clubhouse Card Game Wednesday

Looking for something fun to do in the community? Come join your neighbors every Wednesday at 9:00 a.m. to play fun cards game. For more details call Hilde. Her phone number is listed in the clubhouse activities below.

## Clubhouse Activities

**Wednesdays** - Card Games & Snacks 9:00 am  
Contact Hilde 619.659.3520

**Third Wed** - Alpine Fire Safe Council 7:00 pm

**Fourth Tue** - CHCA Board Meeting 6:00 pm

## Board Minutes Summary - October 24, 2023

### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of September 26, 2023. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of September 26, 2023, in which the Board reviewed the violation log, reviewed the delinquent account log, reviewed homeowner correspondence, and held a due process violation hearing. MSC to approve the minutes as presented.

### Financial Report

**Period Ending 9/30/2023:** The Operating Account balance is \$25,972. The total Reserve Account balance is \$838,022. The Accounts Receivable balance is \$95.84. Monthly Income was \$81,249 with expenses of \$73,787. Total assets are \$863,898. MSC to approve the financial report as presented for filing pending independent financial review.

**2023 Independent Financial review:** Pursuant to California Civil Code, a review of the Association's Financial Statements must be performed by an independent and licensed California CPA. MSC to approve the proposal submitted by Sonnenberg & Company, CPAs to perform the 2023 Independent Financial Review for a cost of \$1,300.

**2024 Draft Budget:** Costs for the month-to-month operations of the Association have increased in all categories of service provided here at Crown Hills. Brush abatement and tree maintenance remain fully funded due to the extensive and large size of the common property, to reduce liability and to be able to continue to obtain fire insurance. In order to fulfill all obligations, and increase of \$5.00 per unit, per month is required. MSC to approve the 2024 budget as presented to be effective beginning January 1, 2024.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was not present but did provide a report for this period. There were two (2) new requests received for items such as trees and windows. One (1) received an initial review and approval. One is pending. One (1) was finalized at this time.

**Landscape:** Brush abatement is continuing throughout the canyon areas of the community as needed.

### Unfinished Business

**Proposed Amended CC&R's:** The committee has been reviewing the governing documents and has recommended amendments as needed for better clarity and enforcement. Any proposed amendments to the CC&R's must be approved by the affirmative vote of 51% of the members. MSC to approve a vote of the members for the proposed CC&R amendments.

**Asphalt Speed Humps:** Eagle Paving has completed the installation of three 3 speed humps and signage approved by Alpine Fire Protection along a section of Larkspur Drive.

**Fire Alarm Panel Replacement:** Several competing proposals have been received to replace the among fire control panel in the community office. After review and discussion, MSC to approve the proposal from Standard Electronics for a cost of \$11,910.

### New Business

**Canyon Brow Ditches:** Approximately 600 feet of damaged brow ditch has been removed and replaced through out the community. Management and Board Members have inspected these areas in the canyon both before and after the work was completed. DB Engineering did a really good job for the community.

**Halloween Community Contest:** The Community will hold a Halloween decorating contest between October 20-26. Gift cards will be presented to the top 3 contest winners.

### 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 6:28 p.m



## 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.

### 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](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.mycm.com](http://www.mycm.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.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.

**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** Huge changes start April 13, 2023. NEM 3.0 is real. The CPUC just voted to drastically reduce your monthly savings. 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

**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

**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

### 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)

### 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](http://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

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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