



# Crown Hills Newsletter November 2022

## In This Issue

- > President's Message ..... 1
- > From the Office ..... 2
- > 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](http://www.crownhills.org)

619.659.3520

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

[office@crownhillshoa.sdcxmail.com](mailto: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](http://www.360hoa.com)

### Board Meeting

Crown Hills Clubhouse

Tuesday, November 15,

2022

6:00 pm

## President's Message

Happy November, Thanksgiving and to all the birthdays this month.

11/01 - All Saints Day

11/6 - Daylight savings begins. Remember to "Fall Back"

11/7 - Scheduled maintenance repairs in the pool area begins, the heaters will be shut off until the Spring.

11/08 - Election day! Get out there and make your vote count!

11/11 - Veterans Day

11/12 - Veterans Day Recognition Program by Dan

Foster will take at the Alpine Community

Center. There will be several new plaques

being placed on the Veterans Wall. The

program starts 9:00 a.m.

11/14 - Pool area heater shut off due to scheduled maintenance repairs.

Read more on page 2.

11/24 - Thanksgiving, a time to give thanks and be with family, with lot's of food and of course football.



A big shoutout to our San Diego Padre's who were 3 games away from getting into the World Series. Best of all they beat 2 100+ wins teams, New York Mets and LA Dodgers. The night they beat the Dodgers in the rain it was said the rain was Dodger "Tears". This was the first time in many years they got this far and certainly brings a lot of hope for the future of the team.

The week of November 7<sup>th</sup> the gym will be finished! It has all new equipment and flooring. Come check it out!

**November Board Meeting Date Change** Our next meeting has been moved up a week to Tuesday, **November 15<sup>th</sup>** at 6:00 p.m. We welcome you all to come, especially if you are new to the community and/or haven't ever been to a board meeting.

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

*Gratefully, Bob Soto, Board President*

### 2022 Year End Packet

Please be on the lookout for your 2022 Year End packet coming in the mail soon.

### Onsite Office Closed

Thursday 11/24, & Friday

11/25 in observance of

Thanksgiving Holiday.



## Crown Hills 2022 Halloween Contest Winners Decorated House

1st Place: 2345 Larkspur Drive  
2nd Place: 2703 Lobelia Road  
3rd Place: 2362 Columbine Drive

### Honorable Mentions:

2349 Larkspur Drive  
2245 Larkspur Drive  
2610 Columbine  
1905 Verbena Terrace  
1907 Verbena Terrace  
1934 Verbena Terrace  
1966 Verbena Terrace



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

## 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 start 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.

## Recycling Bags

The San Diego County recycling department dropped off recycling bags for Crown Hills Residents. If you're interested, please stop by the office and pick one up.

## 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 Area Closure

The Pool area will be completely closed starting on November 14th for scheduled maintenance. This closure includes the Spa & Wader. The area will remain closed for approximately 4 weeks. Pool heater will remain on until November 13th. Once we have the reopening date, a notice will be posted on the pool gate and bulletin boards. We appreciate your patience.

## 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 Shirley. Her phone number is listed in the clubhouse activities below.

### 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 - October 25, 2022

### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of September 27, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of September 27, 2022, 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 9/30/2022:** The Operating Account balance is \$24,342. The total Reserve Account balance is \$736,935. The Accounts Receivable balance is \$8,113. Monthly Income was \$72,345 with expenses of \$74,376. Total assets are \$709,590. MSC to approve the financial report as presented for filing pending independent financial review.

**2023 Proposed Draft Budget:** After review and discussion, the draft 2023 budget will be slightly amended and shall remain on the agenda for anticipated approval at the next meeting.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was not present but did provide a report for this period. There were five (5) new requests received. Five (5) received an initial review and approval. None are pending. Eight (8) were finalized at this time.

**Landscape:** The Board reviewed an inspection report from a walk-thru performed on 10/13/2022. All minor maintenance is performed during the regular maintenance schedule.

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

### Unfinished Business

**Gym Equipment Replacement:** The completion of all new equipment installation is scheduled to be completed by Friday 11/4/2022. All work performed to date is to the full satisfaction of the Board.

**Proposed Amended Vehicle Parking Guidelines:** These past several years, there have been many subtle changes in the way people live, play, and work throughout the country and here within our community. Since the COVID shutdown, there are now many more people working from home, being at home longer, as well as multiple families living together now more than ever before. One of the issues this causes in our community is the apparent need for additional vehicle parking.

One option under consideration is to convert several guest parking spaces into reserved parking spaces. By making additional parking spaces available to residents, some of whom use a business vehicle as their primary passenger vehicle, the Board hopes to alleviate the burden and lower the vehicle rules violations throughout the community. This item shall remain on the agenda for further review, discussion, and consideration.

**Tennis Court Fencing/Lighting Damage:** The recent heavy winds have toppled two of the light poles as well as some of the fencing along one of the tennis courts. Canyon Fence has completed repairs by replacing the damaged light poles and the damaged fence posts. Proposals are being obtained for repairing/replacing the damaged lighting.

### New Business

**Concrete Trip Hazard Removal:** BPR Inc. is scheduled to saw cut concrete sidewalk areas that have lifted over the years to eliminate any liability to the community. Management shall meet with the vendor prior to any work scheduled to confirm if several areas may need replacing rather than saw cutting.

**Organics Recycling:** Residents may begin disposing of organic waste into the green trash bin and can be mixed with landscape trimmings. Residents have been previously sent information. Additional information will be included with the next newsletter.

### Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions regarding proposed speed humps in the community as well as RV lot questions were answered to the full ability of the Board.

**Meeting Adjourned** 6:41 p.m.

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# 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](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.mycemi.com](http://www.mycemi.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.grastontecnicque.com](http://www.grastontecnicque.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](mailto:spa.partsonline619@gmail.com)

**Solar** Does your home qualify? If your home qualifies, receive free solar equipment. No purchase, no loan, no lease. Fully funded program. Contact Mario 619.654.6966 or email to [mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

### REALTY SERVICES

**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.lisaruiteam.com](http://www.lisaruiteam.com) BRE #01846748

**Jessica Wolf, Realtor** - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? [jessicawolf@bhscal.com](mailto: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

### 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](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](http://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)

**Moser Construction**: Call Rick Moser at 619.247.2129 or via email [Moserconstruction@mns.com](mailto:Moserconstruction@mns.com)

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.

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.



# Grand Reopening Celebration!!

Join us in the GYM on  
Friday, November 11,  
from 9:00 a.m. to 10:00 a.m.

Donuts and Refreshments will be served.

**GYM IS OPEN!!**