



Crown Hills Newsletter November 2021

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Board of Directors

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Office Hours

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8:30 AM. - 5:30 PM
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Newsletter-Editor

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10769 Woodside Avenue #210
Santee, CA 92071
619.270.7360
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Board Meeting

Crown Hills Clubhouse
Tuesday, Nov 23, 2021
6:00 P.M.

President's Message

Hello Crown Hills,

What a Happy Halloween it was! Our streets were full of kids in their favorite costumes seeking out a trick or treat, mostly treats. Lots of candy was passed out by our generous homeowners and lots of nicely decorated homes.

Congratulations to our winners of the best decorated home contest. It was so nice to have normalcy back that we were robbed of last year and the kids were thrilled.

Crown Hills Halloween Contest Winners

Decorated House

1st Place Tie: 2349 Columbine
2245 Larkspur Drive

2nd Place: 2791 Lobelia Road

3rd Place: 1905 Verbena Terrace

Honorable Mentions

2362 Columbine Road

2536 Begonia Way

2523 Larkspur Drive



We will be having our last HOA meeting of the year on Tuesday, 11/23 at 6:00 p.m. With Thanksgiving approaching very quickly in which families and friends gather to give thanks, and spend time to enjoy good food, drink, and of course football, we invite all homeowners to come join us for dessert during the meeting. We ask that you email Elizabeth at the office, at crownhills@360hoa.com, so we can get a head count for how many will be attending.

At this time the board and I want to extend Thanks to the homeowners for giving us the opportunity to serve the community and your trust in us. We look forward to seeing you at the meeting.

If you haven't seen the tennis courts that have been updated with a professional looking court, please do so as they are beautiful. We will also be having a best decorated home contest for Christmas and look forward to seeing them. More information to come.

Thank you, and have a safe and Happy Thanksgiving!

Respectfully, Bob Soto, Board President





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.

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 are not 25' long here in Crown Hills, please remember that a cover may be required when using a portable fire pit in your driveway. Please never leave a fire unattended!

Pet Rules Reminders

We have several complaints of pet owners not following pet rules.

- ✓ When walking your dogs they must be on a leash at all times.
- ✓ **Pick up dog waste!** We have several dog waste pet stations for your convenience.
- ✓ If your dog uses your back yard as a bathroom, please clean it up **promptly**. Your neighbors don't need to smell pet waste, please be courteous.

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 to the right >>>



2021 Year End Packet

Please be on the lookout for your 2021 Year End packet coming in the mail soon.

Door Step Deliveries

We have several reports of packages stolen from homes. Keep an eye out for suspicious vehicles or persons. Please report any suspicious activity to the non-emergency Sheriff Department 858.565.5200.

Pool Heater

The pool heater will be turned off on November 8th. The heater will be back on in the Spring.

Alpine Community Planning Update

A Planning meeting is scheduled for Dec 2, 2021. Please see the bulletin boards for information on time and location closer to the meeting date.

Fruit Trees

Do you have too much fruit growing on your trees and don't know what to do with it? Please feel free to bring some to the onsite office to share with your neighbors.



Recycling Bags

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

Trash Bins

Please remember to store your trash bins out of sight after trash has been picked up on Wednesdays.

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 6:30 pm

Hot Topic - Common Area Planting

NOTICE: All planting in the common area by residents is subject to removal. This includes slopes behind homes that are not part of an easement. Please do not add plants or decorations to the common areas. Many newly planted trees have been noticed which may block others views in the future and added maintenance expense to the HOA.

Board Minutes Summary - October 26, 2021

Approval of Previous Meeting Minutes The Board reviewed:

- ✓ Annual Meeting Minutes of September 28, 2021, for accuracy. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented for approval at the next scheduled Annual Meeting of Members & Election.
- ✓ Organizational Meeting Minutes of September 28, 2021. MSC to approve Minutes as presented.
- ✓ Open Session Meeting Minutes of September 28, 2021. MSC to approve Minutes as presented.
- ✓ Executive Session Meeting Minutes of September 28, 2021, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, and met with a Homeowner upon their request. MSC to approve Minutes as presented.
- ✓ Open Session Meeting Minutes of October 11, 2021. MSC to approve Minutes as presented.

Financial Report

Period Ending 9/30/2021: The Operating Account balance is \$72,038. The total Reserve Account balance is \$778,874. The Accounts Receivable balance is \$5,705. Monthly Income was \$63,617 with expenses of \$74,179. Total assets are \$856,819. MSC to approve the financial report as presented for filing pending independent financial review.

2022 Draft Budget: The Board of Directors has spent the past few months reviewing and discussing next year's budget. During this process, the Board took into consideration the needs of the community. Costs for the month-to-month operations of the Association have increased in all categories of service provided here at Crown Hills. Brush abatement has been increased once again to reduce fire liability and to be able to continue to obtain fire insurance for the community. Reserve funding has been increased to assure funds are available when the time comes to replace common area components. MSC to approve the 2022 budget as presented to be effective beginning 1/1/2022.

2021 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 financial review, cost of \$1,250.

Committee Reports

Architectural: Committee Chair Mike Wilmers was present and provided a report for this period. There were fifteen (15) new requests received. Thirteen (13) received an initial review and approval. Twenty-Eight (28) finalized were reviewed and approved.

Landscape:

- ✓ Inspection report for this period. All minor maintenance is performed during the regular maintenance schedule.
- ✓ The Board is in process of obtaining competitive proposals for brush abatement in specific areas of the community per a request from the Alpine Fire Marshall. This item shall remain on the agenda for further review and consideration.

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

Unfinished Business

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

Tennis Court Maintenance/Repair: Ferandell Tennis Courts, Inc. has completed the resurfacing of the tennis courts and replacing the old and damaged wind screens on both courts. A new pickleball net system has also be installed during this project. All work has been completed to the full satisfaction of the Board.

New Business

Air Purifier Proposal Review: The Board reviewed a proposal from JC Plumbing to install three (3) new ionization air purifiers to all 3 HVAC systems in the clubhouse building. After further review and discussion, MSC to approve the proposal, cost of \$2,925.

Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions were raised regarding Halloween community events. Any questions were answered to the satisfaction of all Members present.

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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

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.mycemi.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.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.

REALTY SERVICES

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.lisaruiteam.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 - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? jessicawolf@bhscal.com 619.250.0962

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.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.



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