



Crown Hills Newsletter October 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
619.659.3520
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

Board Meeting
Crown Hills Clubhouse
Tuesday, October 24, 2023
6:00 pm

President's Message

Happy Birthday to all the October birthdays!

We had another busy year updating and making repairs in our community. Below is a list of the main items that were addressed.

- ✓ Pickleball nets purchased & installed
- ✓ Tennis court fence repaired
- ✓ Replaced all deco-seal on the pool deck
- ✓ Replaced spa circulation pump
- ✓ Replaced the flat portion of the clubhouse roof
- ✓ Replaced the pool solar heating system with new, upgraded equipment
- ✓ Replacement of 300 feet of damaged concrete swales – coming soon



In August, long time Board CFO Casey Myers sold his home and as such, a new CFO was appointed. We are excited to welcome Karen Ramey to the Board as his replacement. Additionally, our newest Board Member, Cheryl (Cheri) Beatty was elected by acclamation at our September meeting.

Appointment of Officers:

Bob Soto	President
Tito Cruz	Vice President
Ron Torres	Secretary
Karen Ramey	Chief Financial Officer
Cheri Beatty	Member

We also want to welcome our new office assistant, Jodie. She will be splitting time training at the CH office and the 360 office in Santee for a couple of weeks, and then at our office full time. Please stop by to meet her once she is settled in!

Thank you for your support. If you see something that is broken, not working, or have a suggestion to enhance our community, please let us know.

Gratefully, Bob Soto, Board President



Left to right: Cheri, Ron, Bob, Joe, Elizabeth, Karen and Tito

Left to right: Tito, Karen, Ron, Casey, Joe and Bob

Thank you!



Halloween 2023

Security Guards will be posted at all community entries from 4:00 p.m. to 9:00 p.m. on October 31st. Only residents will be allowed to drive in the community during this time. If your Driver License/ID does not have your Crown Hills address or you are planning to have guests please contact the onsite office to be added to the guard list at crownhills@360hoa.com. If you don't have access to email, please turn in a hand written request.



Requests must be received in writing, no later than 5:00 p.m., October 30th.

No phone requests. If you are not on the list, guards will not let you drive into the community.

Halloween Etiquette Reminders

- ✓ Be respectful of people's property and do not walk across landscaping.
- ✓ Supervise your children during the event.
- ✓ When you run out of candy turn off your lights.
- ✓ Beware of allergies, choose peanut free treats.
- ✓ A teal pumpkin indicates that the home has nonfood treats available for those with allergies

Community Yard Sale - Saturday Oct 14th

Hours are 8:00 a.m. to 2:00 p.m. All sale items, debris, etc. must be cleaned up by 3:00 p.m. No personal signs are allowed on the property or along Victoria Park Terrace. Owners can post the event online to bring in more shoppers.



Pool Heater

The pool heater will be turned off the first week of November. The heater will be back on in the Spring.

Suspicious Activity in Community

If you notice suspicious activity or individuals in the community, please report it to the Sheriff's non-emergency line at 858.565.6500. Let's work together to stop vehicle break ins in the community.



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

Meet Jodie

I am a San Diego native who spends my free time in nature hiking and camping. My family is originally from the Midwest but my parents moved to San Diego in the 70s. I've worked as a legal assistant for many years, and I have a son who keeps me busy. I look forward to getting to know your community better.

Halloween Decorating Contest Voting Process

- ✓ Homeowners may submit their vote using the ballot below or email crownhills@360hoa.com
- ✓ One vote per household selecting 1st, 2nd and 3rd places.
- ✓ Voting period is between October 20th through October 26th.
- ✓ Please submit your vote to Jodie in the onsite office by **October 27th.**
- ✓ All homes are eligible.
- ✓ If you were a winner last year, you will not be eligible for first place this year.
- ✓ Winners will be announced by Thursday 11/2, on the bulletin boards.

Enjoy the Lights with family and friends! ...and vote!

Contest Winners Prizes will be as follows:

- 1st Place - \$100
- 2nd Place - \$75
- 3rd Place - \$50

All winners will receive a sign to place in their yard.

Halloween Decorating Contest Voting Ballot

Please write address of your choice on the appropriate line below

1st Place _____

2nd Place _____

3rd Place _____

Honorable Mentions

Submitter's address _____

Board Minutes Summary - September 26, 2023

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of August 22, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of August 22, 2023, in which the Board reviewed the violation log, reviewed the delinquent account log, reviewed homeowner correspondence, reviewed the security monitoring report and met with CC&R committee members and held due process violation hearings. MSC to approve the minutes as presented.

Financial Report - Period Ending 8/31/2023: The Operating Account balance is \$18,510. The total Reserve Account balance is \$845,868. The Accounts Receivable balance is \$2,500. Monthly Income was \$76,631 with expenses of \$90,121. Total assets are \$866,879. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and did provide a report for this period. There were nine (9) new requests received for items such as solar, windows and fencing. Eight (8) received an initial review and approval, one (1) is pending, and fourteen (14) have been finalized at this time.

Landscape: A report was provided by Westwind covering the month of August/September, 2023.

All minor landscape maintenance is performed during the regular landscape maintenance schedule. Any major items or issues that come up are put before the board for review and consideration at each posted meeting. Brush abatement is continuing throughout the canyon areas of the community as needed. The Board has approved several erosion control and enhancement project proposals submitted by Westwind Landscape for a total cost of \$4,140.

Pool/Spa: The pool/spa area has seen very heavy use during these hot months. The pool will be shut down beginning Monday, September 25, 2023 in order to perform needed repairs.

Unfinished Business

Clubhouse Flat Roof Replacement: Raneri & Long Roofing has completed the replacement of the flat portion of the community building roof to the full satisfaction of the board.

Pool Solar Water Heating: Precision Solar has completed the replacement of the aging pool solar water heating equipment. The new equipment is much more efficient than the previous equipment and should allow for an extended swimming season.

Asphalt Speed Humps: Eagle Paving has scheduled the installation of three (3) speed humps approved by Alpine Fire Protection along a section of Larkspur Drive on September 28th. Residents have been previously notified.

New Business

Tennis Court Lighting: A proposal was received from RPL Electric to replace the 16 tennis court lights with new higher lumen rated lighting. This item will remain on the agenda pending further review and discussion.

Community Pest Control: Due to continuing service issues with the current pest control vendor, a proposal has been requested from Armor Pest Control, Inc. for squirrel and gopher control. After further review and discussion, MSC to approve the proposal as submitted for a cost of \$815 per month. A contract termination notice will be issued to the current vendor.

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. Members thanked the Board for all they do for the community.

Meeting Adjourned 6:43 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

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.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 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

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.

Moser Construction: Call Rick Moser at 619.247.2129 or via email 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

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

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

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

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 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

Yosemite Vacation Rental - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela bookyosemitecabins@gmail.com or 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

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.