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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**

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Office Hours

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

360 Community Management

Emergency Contact

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Santee, CA 92071
619.270.7360
www.360hoa.com

Board Meeting

Crown Hills Clubhouse
Tuesday, October 25, 2022
6:00 pm

President's Message

Happy birthday to all the October birthdays, October is one of my favorite months. We have Pro football, college football, baseball playoffs and the start of World Series, basketball & hockey pre-seasons all going on now.

In October we have the following Holidays and Observances:

- | | |
|-------------------------|---------------------------------------|
| 10/4 National Taco Day | 10/16 Boss's Day |
| 10/5 World Teachers Day | 10/22 National Make a Difference Day |
| 10/7 World Smile day | 10/26 National Pumpkin Day |
| 10/10 Columbus Day | 10/27 National American Beer Day |
| 10/13 US Navy Birthday | 10/31 Halloween & National Magic Day. |

Wow, that's a lot, and this is only the short list. Of course, for us in Crown Hills Halloween is a big event for us when trick or treaters from all over come to enjoy this holiday. I enjoy seeing the kids dressed up and doing their best to say trick or treat to get their goodies. Many of our homes go all out to win the annual Halloween decorating contest and create a lot of fun for all. Let's be sure to respect the homes that have their porch lights turned off and not disturb them.



We had our Annual Homeowners Meeting on 10/27 and voted 2 of our current board members, Casey Myers & Ron Torres, back onto the board for another 2 years. Congratulations and thank you for your continued service!

This can be a thankless job at times, and we appreciate those who recognize what the board does for the community to make it a better and safe place to live. We ask that those who are not happy with what we do to get on a committee and/or put your name on a ballot to be on the board to share your expertise and get involved with the community. The best way to express your concerns and/or suggestions is to email Elizabeth at crownhills@360hoa.com and it will be shared/discussed at a board meeting. This is a much better option than to call out the board or the office staff in a general meeting to the surprise of everyone. We can't fix what we don't know about. Please understand it takes time to get some requests completed. There are rules and laws that we must follow which include our own CC&R's. If you see something or hear something that is of a concern, please report it! Our next board meeting is on Tuesday, Oct 25th at 6:00 p.m. We look forward to seeing and hearing from you then.

Gratefully, Bob Soto, Board President

Gym Update

The week of 10/17 the rest of the weight machines will arrive and installation will begin. Hope you are enjoying the gym so far.

We will have a celebration gathering as soon as all the weight machines are in. Stay tuned for more information we will post on the gym door and on the bulletin boards.

Board President Annual Summary Report

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

- ✓ New gym flooring
- ✓ New weight machine equipment
- ✓ 3 new AC units for the clubhouse
- ✓ 3 new brow ditches on Hyacinth, Lobelia, and Larkspur
- ✓ New light posts in the pool area and on the outer side of the tennis courts.
- ✓ New pickleball net – coming soon
- ✓ Trip hazard sidewalk repair – on going

Throughout the year we had to react to many items that needed to be repaired or replaced immediately such as tree removal and broken sprinklers. 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.

Community Yard Sale - Saturday Oct 15th

Hours are 8 am to 2 pm. Clean up by 3 pm. No personal signs are allowed on the property or along Victoria Park Terrace. You can post the event online to bring in more shoppers.



Halloween 2022

Security Guards will be posted at all community entries from 4 pm to 9 pm 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. It must be received in writing. No phone requests please. **If you are not on the list guards will not let you in.**



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.

Pool Heater

The pool heater will be turned off on November 7th. The heater will be back on in the Spring.

Annual Meeting Minutes Summary

The meeting was held at the Crown Hills Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. Board Members Bob Soto, Tito Cruz, Casey Myers, Ron Torres, and Gary Lane were present. Joseph G Apparito and Elizabeth Martinez from 360 Community Management were also in attendance. Eight (8) homeowners were present.

Election By Acclimation:

Per California 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 of Directors may, after voting to do so, seat the qualified candidates by acclamation. For the 2022 election, there were two (2) open seats and two (2) qualified candidates. As there were no more candidates than open positions, a motion was made to elect the slate of candidates by acclamation. MSC Candidates Casey Myers and Ron Torres were appointed to the Board of Directors for two (2) year terms.

Appointment of Officers:

Bob Soto	President
Tito Cruz	Vice President
Ron Torres	Secretary
Casey Myers	Chief Financial Officer
Gary Lane	Director

Chief Financial Officer Annual Report:

<http://www.crownhills.org/board-meetings/509-cfo-report-9-27-2022/>

Hot Topic - Special Notices

- ✓ Please don't allow your pets to roam free in the Community to relieve themselves in other homeowners yards.
- ✓ A resident donated a couple of 20 x 20 x1 A/C filters if you are interested please stop by the onsite office.

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 - September 27, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of August 23, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of August 23, 2022, in which the Board reviewed the violation log, reviewed the delinquent account log, reviewed homeowner correspondence, reviewed RV lot and commercial vehicle rules, and held a due process violation hearing. MSC to approve the minutes as presented.

Financial Report

Period Ending 8/31/2022: The Operating Account balance is \$26,514. The total Reserve Account balance is \$773,559. The Accounts Receivable balance is \$9,318. Monthly Income was \$82,949 with expenses of \$78,054. Total assets are \$809,593. MSC to approve the financial report as presented for filing pending independent financial review.

2023 Proposed Draft Budget: Board Members along with committee volunteers will begin reviewing a draft 2023 budget. This item will remain on the agenda for further updates and vote to approve.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and provided a report for this period. There were six (6) new requests received. Four (4) received an initial review and approval. Two (2) are pending. Twelve (12) were finalized at this time.

Landscape: Downed trees and branches from recent heavy winds have been cleared up. Brush abatement continues in the canyon areas surrounding the community.

Unfinished Business

Gym Flooring Replacement: Bennett's Flooring completed replacing the flooring in the gym to the full satisfaction of the Board.

New Business

RV Lot Guidelines Review: The Board has been reviewing the guidelines and rules for the RV lot. No amendments or changes to the CCR's are recommended at this time.

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.

Concrete Trip Hazard Removal: The Board reviewed proposals to saw cut concrete sidewalk areas that have lifted over the years. MSC to approve the proposal from BPR Inc. for a cost of \$6,800.

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 was contracted to perform repairs by replacing the damaged light poles and repairing the fencing. RPL Electric will schedule the lighting repairs after Canyon Fence has completed their work.

Pickleball Netting: The Board reviewed a proposal from C & D Pickleball Nets to purchase, deliver, and set up a new pickleball net. MSC to approve the proposal as submitted for a cost of \$2,792.67.

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.

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

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.mycmci.com call 619.298.3993 or email brian@myccmi.com

HEALTH & BEAUTY

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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.

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Original Hand-Made Items, and original artwork. Search Pattimadegoods on Etsy.com. or visit in-home studio. Call Patti at 619.820.3707

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Moser Construction: Call Rick Moser at 619.247.2129 or via email Moserconstruction@mns.com

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

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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.

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!



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.

Halloween Community Contest

Important Notice

Halloween 2022

This year we will continue the
Halloween House Decorating Contest.

From October 24th-October 31st

Judges will go around the neighborhood to select
3 winners for the

Best Decorated House.

Prizes

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

Winners will be announced on the bulletin boards on
Tuesday 11/01/2022

**For more details please contact the office at
619.659.3520 or crownhills@360hoa.com**



**Happy
Halloween!!**

