



Crown Hills Newsletter October 2021

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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

Elizabeth Martinez

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Alpine, CA 91901

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Office Hours

Monday - Thursday

8:30 AM. - 5:30 PM

Friday 8:00 AM-12:00 PM.

Newsletter-Editor

360 Community Management

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360 Community Management

10769 Woodside Avenue #210

Santee, CA 92071

619.270.7360

www.360hoa.com

Board Meeting

Crown Hills Clubhouse

Tuesday, Oct 26, 2021

6:00 P.M.

President's Message

Hello Crown Hills, my name is Bob Soto and I am our new President replacing Cat Santangelo. I have been on the board for the past 6 years in other capacities and looking forward to leading this great board that has worked very cohesively for the past several years. I want to give a big shout-out to Cat who is a very kind compassionate leader who did an excellent job for us and appreciate all her years of service. I would also like to welcome our newest board member Gary Lane who was voted onto the board and look forward to working with him.

We are finally going to have some normalcy this month with a garage sale on Saturday Oct 23 and our annual Halloween trick or treating on Sunday Oct 31, which was cancelled last year due to COVID. I look forward to seeing all the kids in their costumes and their excitement when they see all the homes that are decorated as they get their bags/buckets filled up.

We ask that safety and respect for everyone and their property be followed and if a home does not have it's front porch lights on which indicates they are not participating in handing out candy that their wishes are observed.

Thank you all and have a SAFE and Happy Halloween!

Respectfully, Bob Soto, Board President



2021 Annual Meeting of Members & Elections

The Association's Annual Meeting of Members and Election was held on Tuesday, September 28, 2021 at 6:00 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. The purpose of this meeting was to elect three (3) Members to the Board of Directors.

Please see Annual meeting minutes on page 2 in this newsletter for election results. Immediately following a regular meeting of the Board of Directors was conducted. These meeting minutes are found on page 3 in this newsletter.

2021 Halloween Guards

Crown Hills will be open to the public this year be prepared with plenty of Candy! If your driver's license does not have your Crown Hills address on it or if you are expecting guests, please notify the office **by October 29th at 12:00 p.m.** The entrances will be guarded from 5 pm to 9 pm. No one will be permitted to drive into the community unless they have valid ID showing they live here or their name is on the guest list.

A message for Cat Santangelo

Thank you, Cat, for all your time and dedication during the 6 years of service as a board member. You will be truly missed, it's not a goodbye, it's a see you later. We are excited to work with the new Organizational team. Bob Soto, our new Board President; Tito Cruz, Vice President; Casey Myers, Board CFO; Ron Torres, Board Secretary & the newly voted board member, Gary Lane! I'm sure you will make a Great Team!

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.



Coyote & Bobcats Sightings

Recently the office has received several reports of coyotes & bobcats getting real close to homeowner's back yards. To help deter these uninvited guests, please not to leave pet food outside overnight. Please, never leave your pets unattended while in your backyard.

Community Volunteers

Community events cannot happen without you! If you enjoy the past years events in Crown Hills and want to see them continue, please consider becoming the Event Coordinator or helper. The community needs volunteers to decorate the clubhouse for Christmas. We need judges for the Annual Christmas Lights Contest. Please consider volunteering your time!

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

Community Yard Sale - Saturday Oct 23rd

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.



Pool Heater

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

Mailboxes

If you have trouble opening your personal mailbox, it could be due to loose screws inside the box. For more information, check with the onsite office.

Architectural Application Requests

Friendly reminder when submitting a request for improvement to your property, please make sure you are approved before any work begins.

For Sale

60 up balance board. Paid \$250 - make offer.
619.890.7029

Annual Meeting Minutes Summary 8/28/2021

Welcome Introduction - Cathy Santangelo, Board President, welcomed everyone to the Annual meeting and thanked them for voting & being present. Cathy asked the Inspector of Elections, Becky Schooler, to confirm quorum was met.

Quorum Establishment and Call to Order The Inspector of Elections announced that a quorum was met with 127 ballots received. The ballot tabulation volunteers were then instructed to open and tabulate all ballots.

President's Report The current Association President, Cathy Santangelo, provided a statement to the Membership. All Board Members, and Committee Members were thanked for all of the time and efforts volunteering to serve the community and make Crown Hills the community it is. Management was also thanked for their commitment to the community. All members present acknowledged Cathy for all of her time and efforts as well.

Candidate Statements - Candidates running for the Board Seats introduced themselves to the membership at this time.

Continued next page

Hot Topics - Newspaper Delivery

If you noticed the Union-Tribune newspaper delivery person speeding through the community please report it to the onsite office. We need the vehicle make and model and license plate number.

Board Minutes Summary - September 28, 2021

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of August 24, 2021. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of August 24, 2021 in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, and held due process violation hearings. MSC to approve the minutes as presented.

Financial Report

Period Ending 8/31/2021: The Operating Account balance is \$82,600. The total Reserve Account balance is \$758,438. The Accounts Receivable balance is \$5,456. Monthly Income was \$68,298 with expenses of \$84,386. Total assets are \$846,695. MSC to approve the financial report as presented for filing pending independent financial review.

The CFO also presented a report on expenses and costs effecting the Association and the monthly assessment. All Members present showed appreciation for this additional information.

Committee Reports

Architectural: Committee Chair Mike Wilmers was not present but provided a report for this period. There were ten (10) new requests received. Eight (8) received an initial review and approval. None were finalized at this time.

Landscape: The Board reviewed an inspection report for this period.

- ✓ The Board reviewed a proposal from Westwind to remove two pine trees that had been causing some issues with an owners rear patio. The trees are recommended for removal to stop any further issues. MSC to approve the proposal as presented for a cost of \$1,400.
- ✓ 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.

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

Unfinished Business

County Health Update: No updates at this time.

Tennis Court Maintenance/Repair: Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts beginning October 4th and to replace the old and damaged wind screens on both courts. A new pickleball net system will also be installed during this project.

New Business - There is no new business to report for this period.

Homeowners Open Forum - Members were free to speak on any matter of interest to the Community.

Adjournment - With no other business to come before the Meeting, MSC to adjourn at 6:28 p.m.

Annual meeting minutes continued:

Open Forum There were approximately 27 Members present for this meeting. The Board answered all questions to the full satisfaction of all members present.

Approval of the 2020 Annual Meeting Minutes - The minutes approved as submitted.

Announcement of Elections Results

The Inspector of Elections, Becky Schooler, announced the voting tabulation results as follows:

Tito Cruz	110 votes elected to serve for a two (2) year term
Bob Soto	104 votes elected to serve for a two (2) year term
Gary Lane	82 votes elected to serve for a two (2) year term
Mike Wilmers	66 votes

Write in Candidate: Elizabeth Martinez 3 votes

Thanks to the election inspectors Becky Schooler, Bob Massey, Diana Knutson & Wayne and Kathy Buday

Adjournment at 6:39 p.m. Election results will be posted for the membership.

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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.mycmi.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.mariellarocho.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.

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://denisekneally.norwex.biz>. or call Denise at 619.990.4352.

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

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.lisaruiizteam.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

Alpine Realty - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

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 Pattinadegoods 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.



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.