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Board of Directors

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**Annual Meeting of
Members and Election**

Crown Hills Clubhouse
Tuesday, Sep 22, 2020
6:30 P.M.

President's Message

Happy September Crown Hills Community.

I hope this month's message finds you with a half glass full mentality and a heart that is full of gratitude and hope.

I wrote last month about our well being and how important it is to be taking care of ourselves. I have been taking time to count my blessings daily and try to start and end my day thinking of all the things I am grateful for. Many of you may not know this about me, my career is centered around celebrations and bringing joy. In the midst of COVID, So many milestones moments from birthdays, anniversaries, graduations, and weddings have continued to happen. They didn't stop with everything happening in our world. A huge part of emotional well being is being able to stay connected to those we love and care about and to celebrate these special days. These are the people that make our world a sweeter place to be and we are better people because of knowing them. I want to take a moment to recognize one of these people, my neighbor Dick. He is the kindest man, always happy, willing to lend a hand and has truly been the best neighbor. We count our blessings having him and Darlene as our neighbors.

This year is Dick's 80th birthday and that is quite the milestone. Family and friends wanted to be here for his very special day to celebrate him, his life, his achievements, his legacy and the imprint he is made on so many lives. However due to COVID, and the safety & well being of others, all plans were cancelled.



Here are a few highlights of Dick's 80 years....

Dick was born in Bay City, Michigan on September 4, 1940. He spent his growing up years in Midland, Michigan. He enjoyed all sports. After graduating from high school he attended Michigan State University. After his graduation from college he served in the United States Air Force. Upon completion of his service to our country, he became a commercial airline pilot for Pan American World Airways based in San Francisco, New York, Miami & Berlin Germany piloting Boeing 707 & Airbus 300, later United Airlines Boeing 727 & Boeing 737 in Chicago.

Since retirement in 2001, he has made Alpine his home. Dick volunteers for the Century Club at the Farmer's Insurance PGA Golf Tournament in Torrey Pines each year as Hole Captain on 5 South. He has 3 grown children and 4 grandchildren. Many of you may recall seeing him in years past on his morning jogs around Crown Hills, always with a smile on his face. Cheers to you Dick on your 80th birthday! Here is to many, many more and may this next year be filled with joy, good health and beautiful memories waiting to be created. To those of you that know Dick, please take a moment to celebrate him on his very special day!



Wishing you all a month ahead full of moments that you cherish. Don't forget that despite everything that is happening, there are so many ways to stay connected.

Cat Santangelo, Board President

2020 Annual Meeting of Members and Election

Tuesday September 22, 2018
at 6:30 p.m.

Community Clubhouse
1821 Victoria Park Terrace
Alpine, CA 91901



It is important to have a majority of homeowners vote in the upcoming election (112 members) Please return your completed ballot to the onsite office by **5 pm, or at the meeting at 6:30 September 22nd.** Make sure the ballot is in the envelope provided, sealed and **signed**, otherwise it is not valid. If you need a new ballot we can help!

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.

Destruction of Property

Please be courteous of your neighbor's property. Take extra care not to drive on anyone else's property when maneuvering your vehicle. Please do not take shortcuts through peoples yards when entering or exiting the greenbelt paths.

Color Schemes Available Online

You can now find the Crown Hills approved color schemes online and order color chips to help you decide on your favorite color scheme. Please submit a request to paint to the office prior to changing the color of your home. https://www.dunnedwards.com/colors/archive/color-ark_pro/crown-hills/crown-hills

Snakes

There have been several rattle snake sightings in the community. If you find a snake, please contact Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake. Be aware of your surroundings!

Large Blue Round Rolls on Larkspur

I'm sure many of you have noticed and reported the Large Blue Rolls placed on the edge of one of the SDG&E lots behind several homes on Larkspur Drive. If you want to voice your concerns regarding this matter please contact the site representative Mathew Morales at mmorales@agiles.com

Community Gym

The Board is happy to announce as of August 31st, the Gym is back open. There are Guidelines that must be followed! Please make sure you read the enclosed notice. It is also posted in the gym. Help us keep the Gym open by following these guidelines.

Community Yard Sale

This topic is still tabled and will be reviewed at a future BOD meeting.

Something New and Fun

The Board came up with a great idea to include in the monthly Newsletter. During these unprecedented times we are not able to celebrate Birthdays or other special events like we are accustomed. We want to reserve an area of the Newsletter to announce Special events like Dick's 80th Birthday! If you would like to add a special event to the monthly Newsletter, please contact the onsite office at 619.659.3520 or by email at crownhills@360hoa.com

Trash Service

Please be reminded Crown Hills trash service contract is to collect 1 trash bin, 1 recycling bin & 1 yard waste bin. You may not leave items on the side of your bins for collection. If the HOA receives any extra charges on the bill it will be passed onto the offending homeowner.

For Your Safety & Mine

When stopping by the onsite office and you need Elizabeth to open the door please make sure you have a mask on and maintain social distancing. Let's help stop the spread please.



Clubhouse Activities

Cancelled until further notice

- 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

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Board Zoom Meeting Summary - August 25, 2020

Presidents Message on page 1

Financial Report

Period Ending 7/31/2020: The Operating Account balance is \$81,402. The total Reserve Account balance is \$674,404. The Accounts Receivable balance is \$11,825. Monthly Income was \$67,940 with expenses of \$58,143. Total assets are \$768,195. A motion was made, seconded, and carried to approve the financial report as presented for filing pending independent financial review.

2021 Draft Reserve Study: The Association Treasure and Management have spent the past several months reviewing and updating the draft reserve study prepared by Barrera and Company to assure the study is as accurate as possible. The draft indicates that the Association is approximately 50% funded at this time. A motion was made, seconded, and carried to approve the draft as presented.

Committee Reports

Architectural There were seventeen (17) new requests received. Fifteen (15) had an initial review and approval. Fifteen (15) were finalized at this time. The Committee expressed thanks to the many residents that follow the community guidelines when making any exterior changes.

Landscape The Board reviewed a proposal from Westwind to remove built up common area soil against a homeowner's wall at 2495 Larkspur. A motion was made, seconded, and carried to approve the proposal as submitted for a cost of \$750.

The Board reviewed a proposal from Westwind to remove and replace approximately 104 square feet of lifted and damaged common sidewalk. A motion was made, seconded, and carried to approve the proposal as submitted for a cost of \$1,500.

Westwind submitted a request for a price increase of \$885 per month beginning 1/1/2021. After further review and discussion, a motion was made, seconded, and carried to approve the request as submitted.



Pool/Spa/Wader

The County Health Department still does not allow spas to be open at this time. An equipment leak was reported and addressed. The fob system at the pool gate was inoperable for a short time and has been repaired.

New Business

Community Garage Sale Discussion The Board discussed requests to hold a community wide garage sale sometime in October. This item has been tabled to the next meeting pending additional county guidance on group gatherings.

Proposed Photovoltaic The Board discussed the possibility of installing a photovoltaic solar system to provide electrical for the pool equipment and the clubhouse area. This item will remain on the agenda for further review and discussion.

Unfinished Business

County Health Update The Board discussed any updates from the state and county. Large gatherings are still not allowed so the clubhouse will remain closed until such time as the Association is able to meet any updated county health guidelines. As meaningful updates are received, the board will review and call a meeting and alert the membership as needed,

Homeowners Open Forum

Members were present to present new proposed paint schemes to be added to the current paint schemes. The members provided color samples and a mockup of a home painted with the proposed color scheme. The Board and Management will schedule time with the Architectural Committee to further review this request and to provide recommendations and possible color options.

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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 - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

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.

Website: www.mycctmi.com, call at 619 298 3993 or email Brian

brian@mycctmi.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

Quality Chiropractic Care - 30+ years' experience and treatment is with an "edge" Call/ text 805.423.2356 Dr. Deborah Sampley, D.C.

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.

Mascari Electric "Electrical Solutions with a Collaborative Approach" Contact Brandon for all of your Electrical needs 619.866.8599.

REALTY SERVICES

Jessica Wolf, Realtor - Keller Williams Realty, San Diegan with a passion for turning real estate dreams into realities. Please let me know how I can help 619.250.0962 DRE#02113690 jwolf@kw.com

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

Joe Brunold Crown Hills Realty Expert - Original CH's owner involved in more sales/listings in Crown Hills than any other agent. Our local Keller Williams office is on Alpine Blvd 619.322.9631. DRE #0455812

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

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

Louisa Bryant Fine Art Studio. Original Paintings on canvases, Quality Prints from originals on wood panels, Commission paintings.

www.LouisaBryantAcrylics.etsy.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

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.

Crown Hills Community Association



Emergency Gym Rules



THESE RULES ARE SPECIFIC TO THE COVID-19 PANDEMIC COUNTY GUIDELINES.
PLEASE REMEMBER TO FOLLOW ALL GYM RULES AT ALL TIMES. IF RULES ARE NOT
FOLLOWED, IT MAY RESULT IN THE RE-CLOSING OF THE GYM.

**HOMEOWNERS ARE RESPONSIBLE FOR ALL RESIDENTS FROM THEIR HOUSEHOLD
USING THE GYM.**

**GYM HOURS:
5:00 AM to 11:00 PM
Gym area capacity: 5**

**If there are already 5 people in the Gym members must wait until someone leaves
before entering.**

- Residents are using the facilities at their own risk.
- **Guests are not allowed at this time.**
- Do not enter this facility if you have a cough, fever or any cold or flu symptoms or symptoms of COVID-19. Any individual who has tested positive for COVID-19, was exposed to someone with COVID-19, or has symptoms of COVID-19 is not permitted to use the facility until they are symptom free and meet the conditions to discontinue isolation recommended by the U.S. Centers for Disease Control and Prevention (“CDC”).
- **Facial coverings are required at all times when not on a machine.**
- Social distancing of 6 feet must be maintained.
- All equipment must be wiped down after each use.
- All residents must wash their hands with soap and water after using the restrooms.
- Members/residents **must** leave the gym immediately after finished using the equipment. No extracurricular or social activity should take place. Congregating inside the gym is not permitted.
- All other rules governing the gym in the Association’s Rules & Regulations remain in effect. To the extent any other rules conflict with these emergency rules, these emergency rules **shall take precedence.**
- The Board reserves the right to further limit use of the facilities as necessary to comply with local, state and/or federal requirements/recommendations, including but not limited to those issued by the CDC.
- Any person who fails to abide by these rules is subject to immediate removal from the facility. Members and residents who do not comply with these rules will be subject to the Association’s Violation and Fine Policy.
- Any person who chooses to use the facility during the COVID-19 pandemic does so at their own risk, including the risk of exposure to the novel coronavirus and COVID-19.
- The Association cannot and does not make any representation or guarantee that any surface or the airspace at the facility will be virus free, or that persons using the facility (including, without limitation, the restroom) will not be exposed to the novel coronavirus or COVID-19.
- It is each individual’s responsibility to exercise due care to protect themselves based on their circumstances and risk factors, which may include, but is not limited to, age, underlying health condition, doctor’s recommendations, exposure to or contact with an individual that has COVID-19, and/or recommendations/guidance from local, state, and federal agencies, including, without limitation, the CDC.