



Crown Hills Newsletter September 2022

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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
1821 Victoria Park Terrace
Alpine, CA 91901
www.crownhills.org
619.659.3520
crownhills@360hoa.com
office@crownhillshoa.sdcxmail.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, September 27,
2022
6:00 pm

President's Message

Happy September and Happy Birthday to all September Birthday's which I get to celebrate this month as well!

- September 2 National Lazy Mom's Day
- September 3 World Beard Day
- September 4 National Newspaper Carrier Day
- September 5 Labor Day
- September 11 National Grandparents Day
- September 12 National Hug & High 5 Day
- September 14 National Parents Day Off
- September 29 VFW Day

Our next Board meeting is September 27th. It is our Annual Meeting in which 2 homeowners will be voted onto the HOA Board. Please join us for the updates that we will be reviewing and to ask any questions you might have regarding our community.

Thank you for your support of the board and our community. We appreciate everyone's contribution to make and keep us the great community we are.

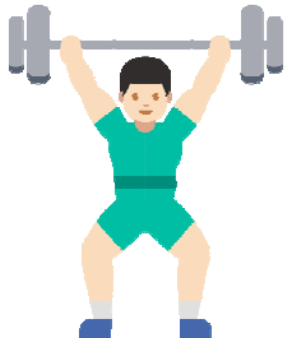
Gratefully, Bob Soto, Board President

Gym & Clubhouse Closure

We are excited to announce the Gym will undergo much needed floor & equipment replacement.

The week of September 5th

Old weight machines will be removed. This might take several days. During the removal process, the gym might have to close from time to time. Notices will be posted on the gym door with updates as we move through the process during this week.



Beginning Monday September 12th

The gym will be closed for approximately 3 weeks. Floor installation will commence. When that is completed we will continue with the installation of the new fitness equipment.

The clubhouse is unavailable during the remodel. Updates on gym reopening date will be posted on the gym door and bulletin boards. We appreciate your patience while we undergo this much needed Gym refresh. If you are interested in any of the equipment being replaced, please contact Elizabeth.

Onsite Office Closure

September 15 to September 19

The office will reopen on Tuesday, Sept 20.

If you have an urgent matter that can't wait for Elizabeth's return please contact 360 Community Management they can be reached at 619.270.7360 or by email at info@360hoa.com Their office hours are Monday-Thursday from 8:00 a.m. to 6:00 p.m. Closed on Fridays.

2022 Annual Meeting & Election

The Annual Meeting of Members and Election is scheduled for Tuesday September 27, 2022 at 6:00 p.m. in the community clubhouse. There are two (2) board seats up for election. Candidate forms were distributed to the membership. The candidate nomination deadline has passed. The number of candidates is the same as the number of open positions. This allows the Board to vote to seat the candidates by acclamation at the Annual Meeting.



Crown Hills
Semi-Annual Garage Sale
Save the Date!
Saturday, October 15th
8 am to 2 pm

The Guest Parking is for Guests Only.

MT Security is monitoring all Guest Parking areas.

- ✓ A warning notice will be issued if a vehicle has been parked for longer than 96 hours with no parking permit displayed.
- ✓ A final notice is issued if the vehicle is parked in a guest space after a warning notice.
- ✓ If the vehicle is found by security after a final notice has been issued, it will be towed.

Note: Moving your vehicle from one guest parking spot to another or switching out your personal vehicles will not help. Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions.

Access Fob During a Power Outage

When the power goes out, the pool, restroom, tennis courts and exercise room doors lock. No one will have access to the clubhouse facilities during a power outage. If you are inside any of the clubhouse facilities during a power outage, doors do open from the inside. The RV Lot gate will be opened manually for those homeowners with property in there for access to it.

Debris Clean Up

Several residents have been blowing yard debris in to the streets, drains and swales. This is not allowed. Residents are expected to collect their yard debris and place it in their green waste container for disposal. The HOA does not provide street sweepers. The landscapers do not clean up homeowner landscaping. Please keep yard waste out of our streets, drains and swales. If you have a landscape service taking care of your yard make sure they know not to do this! Thank you!

Crown Hills 2022 Holiday Lights Contest

Coming in December
More info to follow in November!

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.



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 it to the onsite office to share with your neighbors.



For Sale By Owner

Shuttermart Shutters for Dining Room Window (2 years old) Plan 2 dining room (68" w x 56.5" h). Paid \$750 in 2022. Asking **\$250** or best. Call/text Ann 619.871.3521

Homeowner Looking to Purchase

I am homeowner in Crown Hills interested in buying a home here for a family member. If you are interested in selling your home please contact Mike Beraud, Please email me at mberaud@cox.net

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

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 - August 23, 2022

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of July 26, 2022. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of July 26, 2022, in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, reviewed community brow ditch repair needs and held a due process violation hearing. MSC to approve the minutes as presented.

Financial Report

Period Ending 7/31/2022: The Operating Account balance is \$21,679. The total Reserve Account balance is \$759,611. The Accounts Receivable balance is \$4,848. Monthly Income was \$74,233 with expenses of \$96,237. The annual insurance premium of \$36,894 was paid in full. Total assets are \$786,339. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and provided a report for this period. There were six (6) new requests received. Three (3) received an initial review and approval. Three (3) are pending. None were finalized at this time.

Landscape: The Board reviewed the report for this period. All minor maintenance is performed during the regular 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 continues in the canyon areas surrounding the community.

Unfinished Business

Gym Flooring Replacement: Bennett's Flooring is scheduled to replace the flooring in the gym beginning on Monday, September 12, 2022. New equipment may be installed after the new flooring is complete.

New Business

Gym Equipment Replacement: The Board reviewed several proposals to replace the current flooring inside the gym prior to replacing any equipment. MSC to approve the proposal from Fitness Tech for a cost of \$45,496.04.

RV Lot Guidelines Review: The Board has been reviewing the guidelines and rules for the RV lot. There are several trailers and a commercial vehicle currently in the RV lot. The guidelines do not allow non RV vehicles or commercial vehicles.

Pickleball Netting: The Board reviewed a proposal from C & D Pickleball Nets to purchase, deliver, and set up a new pickleball net. This item has been tabled pending funding availability.

Storage Buildings Roofing: The Board reviewed a proposal from MG Roofing to perform maintenance to all 3 storage building roofs. MSC to approve the proposal as submitted for a cost of \$2,679.88.

RV and Well Area Fencing: The Board reviewed a proposal from Canyon Fence to relocate the gate on the well fence and to add expanded metal to the RV lot entry gate to make it more difficult for unauthorized persons to gain access. The razor wire around the RV lot will be repaired with some areas replaced as needed. MSC to approve the proposal as submitted for a cost of \$3,500.00.

Homeowners Open Forum Members were free to speak on any matter of interest to the Community. Questions regarding proposed speed humps and speed signs in the community as well as RV lot questions and asphalt maintenance were answered to the full ability of the Board.

Hot Topic - Special Assessment for Weed Abatement

Your one time \$125 Special Assessment payment is due as of August 1st. Statements will be sent to those who have not paid by the due date. Late fees will be applied on September 1st. Thank you to all homeowner's who have already paid.

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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

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.mycmci.com call 619.298.3993 or email brian@mycmci.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.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://denisekeneally.norwex.biz>. or call Denise at 619.990.4352.

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 Does your home qualify? If your home qualifies, receive free solar equipment. No purchase, no loan, no lease. Fully funded program.

Contact Mario 619.654.6966 or email to mario.cabading@sunrun.com.

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.lisaruisteam.com BRE #01846748

Jessica Wolf, Realtor - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? jessicawolf@bhhsca.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

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

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

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