



Crown Hills Newsletter September 2023

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Board of Directors

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Bob Soto

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Chief Financial Officer

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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

Annual Meeting of Members and Election

Crown Hills Clubhouse

Tuesday, September 26,
2023

6:00 pm

President's Message

Happy Birthday to all those born this month. My wife and I get to celebrate ours as well.

As I was pondering what to write this month, I received a call from Elizabeth on Tuesday asking if I was already in my office. I said yes, and she asked if she could stop by, to which I said yes. Usually when she needs to stop by the office she needs something signed. Well, not on this day. She told me she had an opportunity to work elsewhere that paid more and had much better benefits which she really needed; therefore she would be leaving Crown Hills at the end of the month.

Of course, this saddened me, but as I told her I completely understood and appreciated her coming to me directly and telling me. Elizabeth has brought a lot to our community including her passion, caring, thoughtfulness. Though she didn't live in Crown Hills, it seemed as if she did because of all the things I said. I personally will miss her as I know all of you will. I want to thank her personally and on behalf of our community for all her hard work and passion for us. She will be sorely missed and I wish her the very best and hope she enjoys her new job.

Our next meeting is our Annual Meeting in which past and new officers will be announced and a review of this past year and what the future looks like. The meeting is on September 26th, at 6:00 p.m. Please join us for the meeting and to say our thanks and goodbyes to Elizabeth.

Gratefully, Bob Soto, Board President

From the Governing Documents Committee

The need to clarify the definitions of "conventional" and "commercial" vehicles was identified by the committee. The following are the proposed revisions for consideration:

10.6 Vehicles and Parking Restrictions

(a) As used in this section, "conventional vehicles" shall be defined as passenger sedans, station wagons, sport utility vehicles (SUV), vans, compact and subcompact cars, pick-up trucks less than one (1) ton capacity, and motorcycles. Such vehicles with nothing more than a sign on the driver's door that portrays a business name, location and phone numbers or a temporary sign, such as magnetic signs, shall remain classified as "conventional" vehicles.

(b) As used in this section, "commercial vehicles" are defined as: trucks of greater than one (1) ton capacity; pick-up trucks or vans with additions extending more than one (1) foot above the cab level; vehicles with commercial advertising on any part thereof (except as provided in Section 10.6(a) above); any vehicle with materials or tools visible; or vehicles with a body type normally employed as a business vehicle, whether or not a sign is displayed on any part thereof. Pick-up trucks and vans with racks, shells, camper shells or similar additions extending more than one (1) foot above the cab level are considered "commercial vehicles" for purposes of this section. The type of motor vehicle license plate shall not be material to the foregoing definition.

Comments are welcome.

From Elizabeth

Crown Hills, thank you so much for being so good to me I will miss you All dearly. Sometimes you have to make hard decisions for your well being and I have to say having to say goodbye will be the hardest.

Board Members: Words can't express how thankful I am to have work with you all! You are an amazing team that cares for this community like no other.

That's why new homeowners pay top dollar to move into this community because of your hard work!!Karen & Cherry sorry I won't be a part of your term as board members, just know you are joining an amazing team! You will do Fantastic!

Joe: I know I've told you this before, but you truly are the best Boss I have ever had and will sorely miss you!! Crown Hills has the Best Property Manager!!

To Our Amazing Volunteers: Becky I can't thank you enough for all your support, I will miss you dearly! Jane, Hilde, Mike & Bea, Wayne & Kathy, Marci & Carl Berry, Carmen & Louie, Pam W. Anna K. Lydia, SueDonna, Bob & Tarci! You all have touched my soul and I will never forget you!! Please forgive me I know I missed to list many others!!

With Care Elizabeth!!

Pool Maintenance Closure - September 25

The pool maintenance/repair closure is scheduled to start on Monday, September 25th. We will post a reminder on the bulletin boards and pool gate.

Halloween 2023

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.** If you are not on the list, guards will not let you in.



Suspicious Activity in Community

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

For Sale

Antique Hooser \$550 Roll Top Desk \$450
If interested please contact Dee at 619.445.0218

Community Projects Commencing in September

Pool Solar Panels: After a couple of delays the pool solar panels are scheduled to start on Monday 9/11.

Brow Ditch Replacement: Brow ditch replacement is set to tentatively start on September 18th. These areas include a section of Larkspur Drive, Begonia Way and Snapdragon Lane.

Larkspur Drive Speed Hump Installation:

Speed Humps will be installed on Thursday 9/28.

We appreciate your patience and understanding with the noise and work trucks as we undergo these important improvements.

Community Yard Sale

The community yard sale is scheduled for October 14th, please mark your calendars!



Important Message - Bathroom Mirrors

If you still have your original bathrooms mirrors please have them checked to make sure they are secured. A resident reported theirs suddenly detaching from the wall and broke into a million pieces. Thankfully no one was hurt.

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 to have access to it.

Exercise Equipment Available For Free

1 Total Gym (Chuck Norris)

1 Treadmill with incline

You need to pick up, if interested text message Rebekah at 619.990.2944

House for Rent by Homeowner

Beautiful Crown Hills View Home Available for Rent. No Pets and Non-Smoker, \$3,950/month. Call or text Darin at 619.846.7222 for additional information.

Clubhouse Activities

Wednesdays - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562

Third Wed - Alpine Fire Safe Council 7:00 pm

Fourth Tue - CHCA Board Meeting 6:00 pm

Board Minutes Summary - August 22, 2023

Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of July 25, 2023. A motion was made, seconded, and carried (MSC) to approve the minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of July 25, 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 7/31/2023: The Operating Account balance is \$32,317. The total Reserve Account balance is \$846,293. The Accounts Receivable balance is \$3,373. Monthly Income was \$68,733 with expenses of \$66,253. Total assets are \$882,084. MSC to approve the financial report as presented for filing pending independent financial review.

Committee Reports

Architectural: Committee Chair Michael Beraud was not present and did provide a report for this period. There were six (6) new requests received for items such as solar, roof, patio covers, landscaping, and lighting. Six (6) received an initial review and approval, None are pending, and one (1) has been finalized at this time.

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

Pool/Spa: Raneri & Long Roofing has rescheduled the replacement of the flat portion of the community building roof on Monday, August 28, 2023.

Unfinished Business

Clubhouse Flat Roof Replacement: Raneri & Long Roofing has scheduled the replacement of the flat portion of the community building roof on Monday, August 21, 2023.

Pool Solar Water Heating: Precision Solar is scheduled to replace the aging pool solar water heating equipment on Tuesday, September 5, 2023. The pool vendor has been notified of the pending work.

Asphalt Speed Humps: Eagle Paving is in process of scheduling the installation of three (3) speed humps approved by Alpine Fire Protection along a section of Larkspur Drive. Bids will be obtained for a proposed fourth speed hump.

New Business

2023 Annual Meeting & Election: The meeting will be held on Tuesday, September 26, 2023 at 6:00 p.m. in the community clubhouse located at 1821 Victoria Park Terrace, Alpine, CA 91901. There are three (3) open board seats up for election with a term of two (2) years each. At the close of the nominating period, there are three (3) candidates for three (3) open board seats. The Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

Proposed Amended CC&R'S: The Board will attempt to take a vote of the members regarding proposed amendments to the CC&R's. This item shall be on the next meeting agenda.

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 6:21 p.m.

Crown Hills 2023 Holiday Lights Contest

Coming in December
More info to follow in November!

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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.

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

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

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

Yosemite Vacation Rental - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela bookyosemitcabins@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 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.