



# Crown Hills Newsletter September 2021

## In This Issue

- > President's Message ..... 1
- > From the Office ..... 2
- > Board Minutes Summary. .... 3
- > Homeowners' Services..... 4

## Board of Directors

### President

Cathy Santangelo

### Vice President

Tito Cruz

### Secretary

Ron Torres

### Chief Financial Officer

Casey Myers

### Member

Bob Soto

### Property Manager

Joe Apparito

### Crown Hills Community Office

#### Manager

Elizabeth Martinez

1821 Victoria Park Terrace

Alpine, CA 91901

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

[crownhills@360hoa.com](mailto:crownhills@360hoa.com)

[office@crownhillshoa.sdcocmail.com](mailto:office@crownhillshoa.sdcocmail.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](http://www.360hoa.com)

### Annual Meeting of Members and Election

Crown Hills Clubhouse

Tuesday, Sep 28, 2021

6:00 P.M.

## President's Message

Happy September to the Glorious Crown Hills Community,

I thought long and hard about what this month's message was going to be, as I wanted the message I conveyed to be a very lasting one. I have always shared a little bit about who I am in my messages, because I always thought it was important for you to know me as a person. As I have grown older, I am so thankful for the values that my parents instilled in me from a very early age. They were grounded in their non-negotiables and how they wanted to raise me. They gave me a strong foundation to build my life on, and I am grateful daily for the life lessons they have given me. One of these lessons was the value of hard work. They had me work very early in life at a Hallmark store to learn this and understand the value of money. With this being said, I will say we are a card family. It isn't about the card, but what is behind them. Cards are sent to let someone know you are thinking of them, through good times and bad, to share a grateful heart and sending thanks, and to celebrate the special occasions and bring joy. I remember running to the mailbox my entire life, waiting to receive a card, may it be birthday, holidays or that my mom sent me secret admirer cards for fun. As an adult, I don't tend to run with that same excitement to my mailbox, as it is usually filled with bills or advertisements instead of notes that express celebration or kindness. To me, there is nothing more lovely than receiving a hand written card, and I know many who are amazed at this. I don't think a holiday goes by that I do not receive a card from my family. It is something that I can always count on. I prop them up around my house as a daily reminder of their love.

So today, I will lean on technology, to write my letter of thanks to this incredible board and to Elizabeth and Joe. You sit at many tables in life, but it is always a choice of who you bring to the table and who you chose to

serve. It has been my honor to sit around the table with this remarkable group of people for the last 6 years. What they all do for our community is out of the kindness of their hearts, they care, and they show up every time something is needed. They have pride and they are passionate about making the right choices for Crown Hills, no matter how hard that may be. I recently drove around our entire community. I noticed there wasn't one thing that I saw, that I knew they had not been part of, and my heart was full of so much pride. Their work often goes unnoticed, but it is tremendous how much they all contribute. I give great thanks to this remarkable team, I thank them for their service, for their kindness, their dedication and for all they do to keep Crown Hills the beautiful place we call home. I ask that if you see them, you say a special thanks for all they do. One of the other important decisions we all make in life, is where we choose to live. We have all chosen Crown Hills, and with this decision comes great responsibility, it is an unspoken agreement to take pride in our community, to be kind to our neighbors and to keep each other safe. This is a commitment I know our board takes to heart, and I see this mindsight guide each of their decisions. To our board, I say a very special thank you, for being you and for all you do to make Crown Hills home.



*Sincerely, Cat Santangelo, Board President*

## 2021 Annual Meeting of Members and Election

The Association's Annual Meeting is scheduled for

Tuesday September 28, 2021.  
6:00 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 6:00 pm, on September 28th. 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 it to the onsite office to share with your neighbors.

### Suspicious Activity in Community

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

### After Hours Emergency Calls at 619.270.7360

When calling the emergency line, please make sure it actually is an emergency matter for the HOA to handle. These calls have an overtime premium fee that can be costly for the HOA. Lately many calls received could have waited for the next business day or were not a matter for the HOA to handle.

Examples of HOA Emergency:

- ✓ Broken irrigation lines or any water leaks on common areas
- ✓ Common area property damage
- ✓ Fallen tree or tree branch in common area
- ✓ Rented the clubhouse and can't get in

When to call Sheriff non emergency line:

- ✓ To report suspicious activity or individuals
- ✓ To report a neighbor being unsafe
- ✓ To report solicitors after office hours

We thank you in advance for your help in avoiding unnecessary costs.



## Onsite Office Closure

**September 6 to September 10**

The office will reopen on Monday, Sept 13. 360 Community Management 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 5:30 p.m. Walk-ins available 8:00 to 4:00. Closed Friday.

## Street Parking & Guest Parking

The Road Seal project is complete. All street parking restrictions are back in effect.

---

### The Guest Parking is for Guests Only.

MT Security is monitoring **all** Guest Parking areas.

1. A warning notice will be issued if a vehicle has been parked for longer than 96 hours with no parking permit displayed.
2. A final notice is issued if the vehicle is parked in a guest space after a warning notice.
3. 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 will not help. Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions.

---

## Road Seal 2021

We want to thank all residents who respected and followed all the rules posted during the road seal. Working together to improve the community roads made all the difference. Thank YOU!

## 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.

### Clubhouse Activities

- |                   |   |
|-------------------|---|
| <b>Mondays</b>    | - Alpine Choral Rehearsal 7-9 pm                              |
| <b>Wednesdays</b> | - Card Games & Snacks 9:00 am<br>Contact Shirley 619.659.0562 |
| <b>Third Wed</b>  | - Alpine Fire Safe Council 7:00 pm                            |
| <b>Third Fri</b>  | - Community Game Night 6:30 pm<br>Contact Kathi 619.445.1174  |
| <b>Fourth Tue</b> | - CHCA Board Meeting 6:30 pm                                  |

---

## Hot Topics - Tennis Court Resurfacing Update

Ferandell Tennis Courts, Inc is tentatively scheduled to resurface the tennis courts on September 27th.

---

## Board Minutes Summary - August 24, 2021

**Presidents Message on page 1**

### Approval of Previous Meeting Minutes

- ✓ The Board reviewed the Open Session Meeting Minutes of July 27, 2021 . A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- ✓ The Board reviewed the Executive Session Meeting Minutes of July 27, 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 7/31/2021:** The Operating Account balance is \$98,689. The total Reserve Account balance is \$819,146. The Accounts Receivable balance is \$4,958. Monthly Income was \$66,750 with expenses of \$70,319. Total assets are \$922,994. MSC to approve the financial report as presented for filing pending independent financial review.

### Committee Reports

**Architectural:** Committee Chair Mike Wilmers was not present but did provided a report for this period. There were four (4) new requests received. Three (3) 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 Landscape to renovate the planter in front of the office parking lot. MSC to approve the proposal as submitted for a cost of \$1,725.

**Pool/Spa:** The new pool furniture has been setup and looks terrific.

### Unfinished Business

**County Health Update:** No updates at this time. All facilities are fully open and ready for use.

**Community Asphalt Maintenance:** Eagle Paving has tentatively completed the asphalt sealing throughout the community including the clubhouse parking lot and the RV lot. An inspection shall be scheduled to determine if all work has been completed satisfactorily.

**Tennis Court Maintenance/Repair:** Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts on September 27th.

**2021 Annual Meeting & Election:** The Annual Meeting of Members & Election is scheduled for Tuesday, September 28, 2021 at 6:00 p.m. in the Community Clubhouse located 1821 Victoria Park Terrace in Alpine, CA 91901. Becky Schooler has been appointed as the Inspector of Election (IOE). The IOE shall confirm the validity of all ballots submitted and shall tabulate the ballots at the Annual Meeting. There are three (3) board seats up for election this year with a term of two (2) years. There are four Candidates on the ballot. The ballots have just been distributed.

### New Business

#### Community Building HVAC Maintenance:

- ✓ The Board reviewed a proposal from JC Plumbing to separate the cooling system for the office and the gym by replacing and adding a thermostat. MSC to approve the proposal as presented for a cost of \$490.
- ✓ The Board reviewed a proposal from JC Plumbing to perform maintenance to 3 HVAC systems serving the community building. MSC to approve the proposal as presented for a cost of \$1,115.
- ✓ The Board reviewed a proposal from JC Plumbing to replace a condenser fan motor on one of the HVAC systems. MSC to approve the proposal as presented for a cost of \$805.

**Clubhouse Entertainment Center:** The Board is considering modifying or removing the entertainment center in order to accommodate a larger, more modern television. This item will remain on the agenda for further review and discussion.

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

---



# Crown Hills News - Page 4

## 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](mailto: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](mailto: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](http://www.mtsecurityandinvestigations.com)

**Wealth Management** - CCMi offers fee-only financial planning and investment management services for individuals and business owners. [www.mycmi.com](http://www.mycmi.com) call 619.298.3993 or email [brian@myccmi.com](mailto: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](http://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](http://www.igugubeads.com)

[www.grastontecnikue.com](http://www.grastontecnikue.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

**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.lisaruitzteam.com](http://www.lisaruitzteam.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](mailto: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

**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.

### 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](http://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](http://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](http://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

## 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](mailto: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.