




**Crown Hills  
News  
March 2016**

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**President's Message**

When I walk around our community, I see what appears to be an early Spring. Residents doing yard work, the trees starting to bloom and the weather is beautiful. This is the time of the year when many of our major projects will begin.

The Board voted to start the pool heater early so the pool will be warm prior to the Spring break. We anticipate to keep the temperature between 75 and 80 degrees. Many of you have asked for lighting around the mailboxes. The Board approved adding lights to the Clubhouse parking lot which will illuminate the mailbox area. Work will begin soon so the lights can be finished before the repaving takes place. In addition to the lights, the dance floor inside will be replaced with a beautiful new multi-use flooring.

Work on the roads will begin around May 9th. In this edition and future editions of the Newsletter specific instructions will be given along with the paving schedule. It is critical that EVERYONE must follow the directions of our contractor so we can complete the job as soon as possible. One of the changes that will be necessary is rerouting the Alpine School District busses. Information will be forthcoming as to where the route will be moved for pickup and drop off.

I am happy to announce, Candace is going to be using email to send out important messages and the newsletter to those residents who submit an email approval form. This form is available in the office. Congratulations to Hilde Hinchcliff who was recently selected to Chair the greater Alpine Floral and Gardening Club. If you are interested in this group, please give your contact information to Candace who will see that Hilde receives it.

Lastly, I met with Dianne Jacobs, after the Alpine Revitalization Committee in January. We discussed the need to have a red curb on Victoria Park Terrace and Larkspur Drive. Supervisor Jacobs said she thought this was a good idea and assured me that she would take my request to the correct department that handles these requests. I believe we will have a safety zone in a few months. On behalf of the Board I want to personally say Thank You to those individuals who have come forward to volunteer to serve on the various committees here in Crown Hills. We still need more help to make our community "The Jewel of Alpine". One way you can get involved is to attend our monthly Homeowners Meetings. The new starting time of the Open Session is 6:30 p.m.

Thank You for your continued support.

Respectfully

*John Slatinsky*



**HAPPY  
ST. PATRICKS  
DAY**



**Board of Directors**

**President**

John Slatinsky

**Vice President**

Tito Cruz

**Secretary**

Cathy Santangelo

**Chief Financial Officer**

Bob Soto

**Member-at-Large**

Casey Myers

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**Office Hours**

Monday –Thursday

9 am to 5 pm

Friday

9 am to 12:30 pm

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**Next Board Meeting**

Crown Hills Clubhouse

Tuesday, March 22, 2016

at 6:30 p.m.

**New Earlier Time!**

## Garage Sale

### Saturday, March 12th

Don't forget the semi-annual garage sale on March 12 from 8 a.m. to 2 p.m. You may set out sale items in your driveway. No items on the street please and no signs, the office will post them the day of the event. Be sure to have your driveway cleared by 3 pm. Good Luck!



## More Volunteers are Needed

We had several people volunteer to help with various committees but we still need more and will need back up volunteers for when a committee member takes time off. These committees still need a volunteer chair to lead the committee/group:

- Events Coordinator Chair
- Fire/Safety Committee Chair
- Nominating Chair
- **NEW!** Playground Installation Members
- **NEW!** Children's Group Lead & Members

## Asphalt Project

Here we go! The streets are getting their much needed make-over the week of May 9th. Please be on the look out for the detailed schedule and map which will be posted. The work will be done over a 4-5 day schedule to minimize the impact on restricted roads but all roads should re-open each night to allow those residents that were away a chance to get in their driveways. We will also work with the school buses to temporarily re-routed them during the construction project.



## Snakes

Please watch out for snakes, the weather as been bringing them out all over East County. Snakes have previously been found all over Crown Hills so be cautious while outdoors.

## Trash Service

Please remember that the only trash service now allowed in Crown Hills is through the Crown Hills HOA which is only \$18/month. All residents new to the service should have received their trash cans and should have started paying for the service in February. Please remember to put your trash cans away as soon as possible. You may store them on the side of your home so long as they are neatly set up against the side wall.

## Community Pool

The pool was heated on March 1st. Please review the complete Pool Rules available at [www.crownhills.org](http://www.crownhills.org) or at the Community Office.

Not permitted in the pool area:

- ✓ Alcoholic beverages
- ✓ Non-service dogs
- ✓ Smoking
- ✓ Glass
- ✓ Running/diving
- ✓ Large groups
- ✓ Loud music
- ✓ Propping gate open

## Children's Group - Let's Play!

If you would like to participate in a Children's group, please come by the office so we can get the details all set. This group can be in the morning or evening and will be primarily resident and donation based. The HOA will be starting the group off with some toys and books and we have 2 great volunteer story time readers.

## Email Communication Sign-up

There was an insert in last months newsletter to allow you to sign up to receive this newsletter along with most other important communication via email. Emailing saves homeowners money on mailing expenses and creates less waste. You also get your notices much faster. Extra forms are available in the office to give the authorization to start emailing you.

## Guest Parking

Guest parking is just for that, please do not routinely park your vehicles in the guest areas. The office is recording and monitoring these areas and you may be subject to towing.

## March 2016 Important Dates

March 13 - Daylight Savings Time Begins  
March 17 - Saint Patricks' Day  
March 21 - Alpine School District Spring Break Starts  
March 27 - Easter Sunday

## Free Coffee Table Books

Please ask at the office for details.

## Regular Clubhouse Activities

- Mondays** – Alpine Choral Rehearsal 7 – 9 pm
- Wednesdays** – Card Games & Snacks – 9 am  
Contact Shirley 619.659.0562
- 4<sup>th</sup> Tuesday** – Open Board Meeting – 7:00 pm
- 3<sup>rd</sup> Wed** – Greater Alpine Fire Safe Council – 6 pm
- 3<sup>rd</sup> Thursday** – Book Club – 6:30 pm
- 3<sup>rd</sup> Friday** – Game Night – 6:30 pm  
Contact Kathie 619.445.1174

## Board Minutes Summary - February 23, 2016

### President's Report

The Association President provided a report on current activities around the community. The clubhouse roof has been repaired, guest parking rules are being enforced more strongly and asphalt work will be scheduled soon.

### Chief Financial Officer's Report

The Board reviewed the Financial Report for period ending 1/31/2016. The Operating Account balance is \$95,819.12, the Reserve Account balance is \$888,020.13 and the Accounts Receivable balance is \$9,727.96 Pre-paid Income totaled \$24,379.37. Monthly Income was \$58,396.00 with expenses of \$40,989.00 for a net of \$17,407.00. Total assets as of 1/31/2016 is \$967,259.59.

### Committee Reports

**Architectural** – 19 new requests have been approved this period. 17 prior approvals were completed this period.

**Landscape** – Pacific Green Landscape is now conducting monthly walkthroughs and providing reports of issues to address. The Board has approved Western Tree Service to remove and prune several trees along Victoria Park Terrace and Gentian Way.

**Water Usage** – Jim Hook provided a brief report for this period to all members present.

### Unfinished Business

**Community Asphalt Repair/Replacement Update** - Expected to begin in early May, weather permitting

**Clubhouse Parking Lot Lighting Proposals** - The Board approved the installation of two (2) 4-head parking lot pole lights in the Clubhouse parking area to better illuminate the parking and mailbox areas.

**Monitoring Camera System** - The Board approved Security 101 to install a new camera system that will be more advanced technology than the current system and will be under a 5 year warranty.

### New Business

**Board Meeting Times** - The start time is now 6:30 p.m. for Open Session beginning on 3/22/2016.

**Clubhouse/Office Flooring Replacement** - The flooring has been approved and will be replaced by Village Carpets and Flooring in the near future.

**2016 Reserve Expenditure Review** - The Board has been reviewing the recommended component replacements for 2016 per the recently completed reserve study to determine the funding availability for several needed projects. Each item will be inspected to determine if replacement is needed now or if replacement can be pushed back another year. Replacement will be scheduled if needed.

**Pool Heater Start Date** - The Board reviewed and discussed when the pool heater shall be turned on this year. After further discussion the Board has instructed that the pool heater shall be turned on and set at 80 degrees effective 3/1/2016. Management will verify that the solar equipment is operating properly.



### Hot Topic - [www.crownhills.org](http://www.crownhills.org)

Did you know that Crown Hills has its own website just for homeowners? Please take a moment to check out all the useful information available to you about your Community, print request forms and much more.

- ✓ Read THIS newsletter any time you like
- ✓ Find important documents like CCR's & Rules
- ✓ Print forms for all types of HOA related requests
- ✓ Check the calendar before reserving the Clubhouse
- ✓ Learn your Crown Hills Community history
- ✓ Review the monthly Board Meeting Agenda
- ✓ Find out about open activities at Crown Hills
- ✓ Links to local resource websites & utilities