



Crown Hills
News
April 2017

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Board of Directors

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Monday –Thursday

8:30 a.m. - 4:30 p.m.

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8:30 a.m. - 12:30 p.m.

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, April 25th 2017

at 6:30 p.m.

President's Message

Security 101 finally completed installing the new access control (Fob) system. They recovered the existing program and have added our current list to the new enhanced program. Additionally, they upgraded the door handles which allows for easier access and better security.

The donation pick up and dumpster sign up is a big hit for the homeowners. Several people already signed up for both and it's going to make clean up after the garage sale much easier, no need to store your stuff back in the garage or pack them in your car for a trip to a donation center.

The onsite office hours have changed by 30 minutes to accommodate those that need to stop by the office earlier. (see pg. 2)

The well is operational again after several weeks of the well not filling properly due to an electrical part issue. Big thank you to Bob Massey for his perseverance in monitoring the well and troubleshooting it as well. His expertise is invaluable. Well done Bob!

We received reports of motorcycle and bike riding behind Lobelia and Columbine. This is in addition to horses being ridden in the same vicinity. These activities are not only dangerous, but not allowed. We will be posting signs that prohibit such activity and also taking additional measures to prevent the dirt pathway from being used for similar activities. We are also ordering "No Soliciting" signs for posting at entrances to Crown Hills.

It's been reported that a couple of manhole covers are clinking when you drive over them. Weir Asphalt has been contacted and will make needed repairs to reduce the noise.

We received a report of an attempted break in recently and also a suspicious person entering a yard overnight. Homeowners are reminded to make sure homes are secured and locked at all times. Know your neighbors and report any suspicious activity immediately.

Several new trees and bushes will be planted in the vicinity of the East side of Gentian Way to enhance entrance to Crown Hills. Big thank you for all the hard work of our Landscape Committee team of Jane Dugan and Hilde Hinchcliff.

Sincerely,
Tito Cruz



Weeds

The landscape crew is working very hard to get all the weeds cut. We appreciate your patience as they make their way around the community. They are working their way around the perimeter and then they will take care of the middle areas between homes. Please do not perform any landscaping in the common area, this includes cutting weeds.

Children in the Spa

You must be over 4 feet 6 inches tall to use the Crown Hills Spa. (Public Health Rule)

The County recommendation is that any person using the spa should be able to stand on the bottom and have their head completely out of the water.

“Young children have skinny little bodies with thin skin. They absorb heat much more rapidly than adults, and can become overheated in just minutes in a spa at 104°, which can lead to dizziness, nausea or even unconsciousness...Skin infections, ear infections, or even respiratory infections are possible with adults and children, but children are more susceptible to attack...assuming that your spa is not overused and is carefully maintained, and everyone showers fully before using the hot tub – the risk of bacteria exposure may be less. However, sickness can still occur if too many people are in the spa, or if the child stays in too long, or goes underwater, allowing exposure through nose, ear, eyes and mouth.” Quoted from: <http://www.hottubworks.com/blog/children-in-hot-tubs/>

Alpine Women's Club

Monthly Luncheon will be held April 18th at 11:30 am. The Alpine Woman's Club is open to all East County Women. The club is located in the Alpine Town Hall, 2156 Alpine Blvd. This month they will recognize their Past Presidents. Each past president will give a short talk about their time as president.

April Clubhouse Activities

Mondays - Alpine Choral Rehearsal 7-9 pm

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

4/19 Wed. - Alpine Fire Safe Council 7:00 pm

4/21 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

4/25 Tue. - Board of Directors Meeting 6:30 pm

Keeping Crown Hills Beautiful

Have you ever noticed how really clean the community looks? That's not just our landscapers doing extra work. Long time residents actually walk around cleaning up other peoples trash and animal waste as well. They take pride in the community and would like to ask you to do the same. Please be sure to pick up all trash, clean up after your dogs and check that your guests are not leaving trash in the guest parking areas.

Feeding The Wildlife

Just don't do it! When you feed the small critters, they attract the larger ones and snakes. Besides, they're already close enough. Keep our pets and kids safer by not giving the Coyotes and Mountain Lions a reason to visit. Your cooperation is greatly appreciated.

Snakes

The snakes are out! Several Rattlesnakes have already been spotted on the slope areas by the landscapers. Please be cautious while walking trails and even in your back yard. Remember when hiding those Easter Eggs not to put them where a snake may enjoy hiding.

New Office Hours for Crown Hills

Monday	8:30 a.m. – 4:30 p.m.
Tuesday	8:30 a.m. – 4:30 p.m.
Wednesday	8:30 a.m. – 4:30 p.m.
Thursday	8:30 a.m. – 4:30 p.m.
Friday	8:30 a.m. – 12:30 p.m.
Saturday/Sunday	Closed
Closed for lunch 12:30 p.m. - 1:00 p.m.	



Board Minutes Summary - March 28, 2017

Open Forum

Members' present discussed landscape issues and a member reported that a Eucalyptus tree near her home was to be removed. The onsite office is handling the request.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

Period ending 2/28/2017 - The Operating Account balance is \$51,149.39. The total Reserve Account balance is \$611,608.60. The balance on the asphalt loan is \$200,776.78. The Accounts Receivable balance is \$8,877.49. Monthly Income was \$58,301.00 with expenses of \$78,615.00. Total assets as of February 28, 2017 is \$672,607.23. A motion was made, seconded and carried to approve the financial report for period ending February 28, 2017 as presented for filing pending independent financial review.

2016 Independent Financial Review

A draft of the 2016 Independent Financial Review prepared by Terry J. Tagwerker, CPA was provided to the Board for their review. This report provides the reader with an analysis of the Association's financial transactions covering the period from January 1, 2016 through December 31, 2016.

After further review and discussion, a motion was made, seconded and carried to approve the 2016 Independent Financial Review and Representation Letter as presented for mailing to the Membership as a required Annual Disclosure.

Architectural Committee - There were eight (8) new requests the period 2/29/2017-3/28/2017. Seven (7) of the requests have been tentatively approved with 0 finalized at this time.

Landscape Committee - The Board reviewed a landscape maintenance punch list from an inspection conducted on 3/9/2017 with Management, Committee members and the Landscape Supervisor. No further action was taken or needed at this time. Westwind Landscape will schedule the installation of new trees and bushes along Gentian Way as recommended by the landscape committee. One of the trees will be planted in the lawn area outside of the clubhouse.

Unfinished Business

Access Control System - Security 101 has completed the removal of the old system wiring and equipment and replace with correct wiring and equipment. Current homeowner fobs will still be used so there will be little if any disruption to residents using the facilities. Training on the new system is in progress.

Proposed Rules and Regulations Update - The Board of Directors and Committee Members have been reviewing the Rules & Regulations for any needed amending or updating. Members present were asked to volunteer to be part of a committee to review the rules and amendments. Several Members volunteered and signed up. A full copy of the amended rules will be distributed to the membership for a minimum 30 day review and comment period prior to adopting.

New Business

Community Office Hours - Due to a high volume of residents stopping in the office in the morning and waiting for the office to open, the board has approved changing the office hours to reflect Mon – Thurs from 8:30 a.m. to 4:30 p.m. and Friday from 8:30 a.m. to 12:30 p.m.

Reminder About Facilities Hours

POOL: 5:00 a.m. - 11:00 p.m.
EXERCISE ROOM: 5:00 a.m. - 11:00 p.m.
TENNIS COURTS: 5:00 a.m. - 11:00 p.m.

Staying in these areas after 11:00 p.m. is against the rules and may result in loss of privileges.