



Crown Hills News August 2017

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, Aug 22nd, 2017

at 6:30 p.m.

President's Message

We're already half way through the year with Fall fast approaching. There have been small fires within the few mile radius of the HOA causing a lot of concerns for us all. You may remember the uncertainty the 2003 fire and the evacuations caused, not knowing whether our precious homes would still be here. It was my most unforgettable experience since moving here. This is just a reminder, if your yard is turning brown, perhaps it's time to rejuvenate it and avoid being on the violations list. If you see spots in the common areas that may be considered a hazard, contact the office.

Westwind Landscape has been very busy lately repairing sprinkler systems, cutting back weeds and removing dead plant debris. If anyone happens to notice irrigation problems in the neighborhood, you are asked to report it to the office immediately. The Board of Directors has tasked the landscapers to aggressively monitor our community irrigation system.

The trash cans in the pool area have been replaced with bigger ones. Even though the size has changed, you are still asked to take your large trash items home for disposal. Such items include broken pool floats and pizza boxes. Please make sure the trash can lids fit tight before you leave the pool area so the local raccoon cannot get into the trash.

Republic Services, our trash company, is waiting for a truck to replace the one leaking hydraulic fluids on our streets. This is an environmental hazard. We anticipate the new truck will be here before the streets are sealed. We appreciate Republic Services cooperation.

Younger people are entering the gym. Remember you must be over 16 or have an adult with you in order to use the gym equipment. Violating this rule can result in a loss of privileges.

Every member is receiving an "Annual Notice of Address, Representative and Rental Status" letter. Please fill out the necessary information being requested. Drop off the completed form at the office or mail it to the address shown on the form.

A white "Pit Bull" has been reportedly acting in a very aggressive manner towards people walking by the fence which surrounds the owner's property. The dog recently got out and chased a resident. Although there have been no reported injuries, the owner has been very receptive to the communities' concerns and are trying to find a new home for the dog. Please use caution when walking in common areas. Do not walk too close to resident's fences. If you see a dog in the common area off-leash, please report it to Animal Control immediately regardless of breed

Sincerely

Tito Cruz

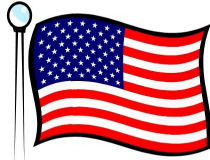


Asphalt Sealing

The roads will undergo asphalt sealing in September. Please check the Bulletin Board for updates on road closure schedules once available. If you have a rental space in the RV Lot, you will need to remove your vehicle for 2 or more days in order to seal. RV space renters will be notified with the date once it is set for sealing and re-stripping. Details will be communicated as plans are made.

American Flag Etiquette

The custom is to display the flag only from sunrise to sunset on flagstaffs in the open, but it may be displayed at night upon special occasions. It should be illuminated if displayed at night. When a flag is so worn it is no longer fit to serve as a symbol of our country, it should be destroyed in a dignified manner. VFW, Post 9578 at 844 Tavern Rd. will take flags and retire them with the appropriate ceremony. Call 619-445-6040 and ask for more information.



Alpine Chorale Christmas Concert

On Dec 8th, Alpine Chorale will host a Christmas concert for all Crown Hills residents to enjoy. There will be free pastries and refreshments for all. Please bring your family and join the fun!

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 to enter or exit the greenbelt paths.

RV Lot Renters Notice

Access Fobs will be restricted when an Occupant becomes more than 30 days delinquent in rental payments. A 30 day advance written notice is required to be sent to the office when terminating your lease.

August Clubhouse Activities

Mondays - Alpine Choral Rehearsal 7-9 pm

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

8/16 Wed. - Alpine Fire Safe Council 7:00 pm

8/18 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

8/22 Tue. - Board of Directors Meeting 6:30 pm

Looking for Helper

A resident of Crown Hills needs someone for light housekeeping and basic yard care a couple hours per week. Please call 619.659.1605 for more details.

Community Yard Sale

The next Community Yard Sale will be October 14th 8:00 a.m. to 2:00 p.m.

Color Schemes Available Online

You can now find the Crown Hills approved color schemes online and order color chips to help you decide on your favorite color scheme. Please submit a request to paint to the office prior to changing the color of your home. https://www.dunnedwards.com/colors/archive/color-ark_pro/crown-hills/crown-hills

Free Home Air Filters (HVAC)

We have 7 new whole house filters, size 24x30x1 which may fit plans 5 or 6. If you can use one, stop by the office to pick it up. Limit one per home please.

Community Volunteers

Community events cannot happen without you! If you enjoy the past years events in Crown Hills and want to see them continue, please consider becoming the Event Coordinator or helper. The community will need volunteers to help decorate the clubhouse for Christmas. We will also need judges to determine the winners of the annual Christmas Lights Contest. Please consider volunteering your time for one of our many committees or events in Crown Hills.



Thank You For Everything!

To the Board of Directors for letting me work in this incredible community and being such an active, caring group of people.

To Becky Schooler for sharing her expertise in all things Crown Hills and her incredible patience.

To Pat Bowles for always going the extra mile to help me and everyone with Architectural requests.

And to the ENTIRE COMMUNITY which has been the most amazing group of people I've ever seen work together.

- Candace Hilderbrand

Board Minutes Summary - July 25, 2017

Open Forum

Members' present expressed concerns regarding the lack of landscape maintenance in several areas of the community. Members reported the irrigation is on in the afternoon and runs for hours. The landscapers will be instructed to inspect these areas of concern and address them appropriately. Concerns over properly displaying an American flag were raised. A Member requested that the county be contacted to extend the red curbs along Victoria Parkway.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

The Operating Account balance is \$52,708.27. The total Reserve Account balance is \$646,587.58. The balance on the asphalt loan is \$185,126.09. The Accounts Receivable balance is \$15,671.68. Monthly Income was \$60,099.00 with expenses of \$63,755.00. Total assets as of June 30, 2017 is \$711,236.42. The Board was provided a final draft 2018 Reserve Study Report.

Architectural Committee - There were two (2) new requests during the period 6/28/2017-7/25/2017. Two (2) requests have been tentatively approved with one (1) request finalized at this time.

Landscape Committee - An inspection was conducted on 7/17/2017 with Management, Board Members and the Landscape Supervisor. Concerns were reviewed with the landscapers in great detail and action requested to address areas of concern. Competitive landscape maintenance proposals have been obtained for review by the Board in the event the current landscapers are not able to maintain the community to the full satisfaction of the Board.

Governing Documents Committee - Board Member Cathy Santangelo acting as the Board liaison to the Committee reports that a draft is nearly complete. The Committee meets at least every 30 days as needed until the proposed updated documents are ready for board review.

Unfinished Business

Pool - The Association reminds all residents to be courteous when using the pool during this very busy season. New, larger trash bins have been placed around the pool area.

2017 Annual Meeting of Members & Election - The Association's Annual Meeting of Members and Election is scheduled for Tuesday, September 26, 2017. The Meeting will be held at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. The purpose of this meeting will be to elect three (3) Members to the Board of Directors. The three (3) Members elected shall serve for terms of two (2) years.

Gym Equipment Replacement- The Board approved a proposal to purchase a commercial grade elliptical machine for a cost of \$3,764.00 to replace the nonfunctioning machine.

Asphalt Sealing Proposal - Competitive proposals are being obtained to apply asphalt sealcoat to all of the new asphalt throughout the community. This item shall remain on the agenda for further review of proposals and discussion.

Hot Topic - Architectural & Landscaping Changes

As part of an HOA, you are obligated to follow the standards set by the HOA. These standards have been created by your fellow community members and adopted by the HOA. Please make sure you are getting approval when needed PRIOR to starting any projects or you may face possible fines.

The Architectural & Landscaping Standards

"Modifications to existing dwellings and landscaping, which are not approved by the ARC or are in violation of the rules as stated in this document, could result in a fine and the homeowner having to remove a completed project at his/her expense."