



**Crown Hills
News
February 2017**

In This Issue

- Message from Board1
- From the Office2
- Important Dates2
- Minutes Summary3
- Homeowners' Services4

Board of Directors

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Tito Cruz

Vice President

Bob Soto

Secretary

Cathy Santangelo

Chief Financial Officer

Casey Myers

Member-at-Large

Ron Torres

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, Feb. 28th 2017

at 6:30 p.m.

Message From The President

During the last Executive Meeting, the BOD unanimously voted yours truly to take over as your next President. It was truly an honor for me to accept the position and greatly appreciated their confidence in my ability to provide the community with the kind of leadership that our outgoing president John provided us. Personally, I will miss the outstanding performance at that capacity. I wish him and Cindy well in the next chapter of their life. I can only say that I will do the best I can to continue the same leadership during his tenure in maintaining this community a better place to live.

As you all know, we were pretty lucky that we did not suffer major damage during recent storms. However, we still lost a couple of trees. And speaking of trees, you probably noticed some tree work that started a couple of days ago. This project is part of our efforts to save Cedar trees while also maintaining others that are encroaching on homes and presenting potential fire hazard. The remaining trees throughout the community will continue to be monitored and will be addressed as needed through the remainder of the year.

Due to recent problems with our Fob system, the BOD elected to replace the old system with something newer and perhaps more reliable that will not require replacing existing Fob keys.

Sealing of the road will take place in the next few months. Meanwhile, we are actively engaging our trash company in monitoring their vehicles that continue to leak hydraulic fluid on our streets. We were told that they are going green very soon by introducing Natural gas powered trucks.

As your new president, I look forward to working with each and every one of you.

Sincerely,
Tito Cruz



We welcome **Ron Torres** to the Board of Directors, he has been selected to fill the vacant seat and will be Member at Large. Ron will also be the chair of the Landscape Committee.



Pride in Landscaping

With the much needed rain, comes the weeds. Please make time to complete landscape maintenance and remove weeds. We appreciate your cooperation to enhance and protect the value, desirability and attractiveness of the Crown Hills development.

RV Lot Rules Reminder

A few reminders for those who are renting an RV Space or locker.

- ✓ Please do not park in any space but the one you are renting.
- ✓ Do not leave your vehicle plugged in for more than 72 hours (charging batteries/prep vehicle).
- ✓ Only 1 vehicle plugged in per outlet.
- ✓ Report any damages to facility immediately.
- ✓ Flammable materials are NOT permitted to be stored in lockers.

Is Your Architectural Change Complete?

The office has a large of amount of unfinished (approved) architectural forms. If you have recently completed work on the outside of your home, please let the office know so we may complete the follow up visit and finalize your form.

Garage Sale

Crown Hills Semi-Annual Garage Sale will be held on Saturday, April 8th. 8 am to 2 pm



Clubhouse Reservation Reminders

- ✓ No clubhouse reservation is approved verbally.
- ✓ The completed agreement form and fee/deposit checks are required to hold your reservation.
- ✓ No business or commercial meetings permitted.
- ✓ Reservations are only accepted from Members in good standing with Crown Hills.
- ✓ Reservations may not be made more than 6 months in advance or for major holidays

February Clubhouse Activities

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

2/15 Wed. - Alpine Fire Safe Council 7 pm

2/17 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

2/28 Tue. - Board of Directors Meeting 6:30 pm

Dave Kebert

It is with great sadness that I let you know that Dave Kebert passed away. Dave, a Crown Hills homeowner, was a very great man and a highly recognized Kiwanian. He served as our President in 1990-91, earning Distinguished Status. He received Kiwanian of the Year in both 2001-02 and 2011-12. He received four Distinguished Service Awards between 2001 and 2015, more than any other member. He was the recipient of a District Life Membership, the George Hixon Fellowship, and the 25 year Legion of Honor Awards. We would have presented his 30 year Legion of Honor in August. Dave was very active with the Alpine Veterans Wall of Honor from the very beginning, and was also very active with our local VFW Post 9578. JEANNIE AND FAMILY HAVE ASKED FOR SOME PRIVATE TIME TO PROCESS THEIR LOSS BEFORE ANYONE CONTACTS THEM. They want you all to know how deeply grateful they are for all of your support, thoughts and prayers throughout his long illness. Service for Dave will be held on Sat., Feb. 18, 11:00 a.m. at the Alpine Community Center. In Sadness,
Debbie Jackson

Reminder: Fire Mitigation Grants Program

The announcement was mailed last month. This is a good idea to get up to \$2,230.50 for projects like window replacement, eve boxing, attic vents, retrofit of roofs or patio covers, creating a defensible space. Applications due by: March 10, 2017.

Living With Wildlife - Prevention is Key

Coyotes and gophers are showing up everywhere. Crown Hills is doing what we can to abate the critters but it will continue to be a battle through spring as they make new homes and have their off-spring. Please do not leave your pets outside unattended and do not feed them outside. This will greatly help us deter the wildlife from coming in to the community.

Trash Collection Service

Each home in Crown Hills should have one trash bin, one recycle bin and one green waste bin. Please do not set out additional bins, boxes or bags for pick up. Any additional materials left out for pick up are not part of the services offered. Please ensure all refuse is in your bins only and store your bins appropriately. Refuse bins are not permitted to be stored in the front of the home, you are permitted to neatly line them up along a wall of your home that does not face the street.

Board Minutes Summary - January 24, 2017

Open Forum

The Board announced the new Board seat appointments to be: Tito Cruz – President, Bob Soto – Vice-President, Casey Myers – Chief Financial Officer, Cathy Santangelo – Secretary & Newly appointed Board Member Ron Torres – Member at Large.

Open Forum

A member requested to know what is being done about the exterior door to the restrooms that is not latching and why a non-resident is being allowed to use the gym without the resident present. All questions were answered to the full satisfaction of the Members present.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

Period ending 11/30/2016 The Operating Account balance is \$62,421.24. The total Reserve Account balance is \$579,992.73. The balance on the asphalt loan is \$212,275.09. The Accounts Receivable balance is \$9,444.00. Monthly Income was \$59,301.00 with expenses of \$74,777.00. Total assets as of November 30, 2016, is \$652,829.72. A motion was made, seconded and carried to approve the financial report for period ending November 30, 2016 as presented for filing pending independent financial review.

Period ending 12/31/2016 The Operating Account balance is \$62,790.80. The total Reserve Account balance is \$592,185.57. The balance on the asphalt loan is \$208,439.00. The Accounts Receivable balance is \$9,501.27. Monthly Income was \$60,940.00 with expenses of \$41,941.00. Total assets as of December 31, 2016, is \$665,449.39. A motion was made, seconded and carried to approve the financial report for period ending December 31, 2016 as presented for filing pending independent financial review.

Unfinished Business

Concrete Sidewalk Replacement – Mailbox Area - Westwind has completed the removal and replacement of the concrete at the corner of the clubhouse driveway entry for a second time in order to meet compliance. A new handrail will also be installed at this location.

New Business

Access Control System - The Board of Directors announced that the current, failing, fob system will be replaced by Security 101. Current homeowner fobs will still be used.

Tree Maintenance - The Board of Directors announced that they approved Westwind Landscape and Maintenance to complete the 2017 tree maintenance.

Hot Topic Planting in the Common Area

NOTICE: All planting in the common area by residents is subject to removal. This includes slopes behind homes that are not part of an easement. Please do not add plants or decorations to the common areas.

Many newly planted trees have been noticed which may block others views in the future and any new plants become added expense to the landscape maintenance, especially trees.

Thank you

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