



# Crown Hills News February 2016

## In This Issue

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

## Board of Directors

### President

John Slatinsky

### Vice President

Tito Cruz

### Secretary

Cathy Santangelo

### Chief Financial Officer

Bob Soto

### Member-at-Large

Casey Myers

### Crown Hills Community Office

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### Office Hours

Monday –Thursday

9 am to 5 pm

Friday

9 am to 12:30 pm

### Newsletter-Editor

Professional HOA Consultants

### Emergency Contact

Professional HOA Consultants

8181 Mission Gorge Rd, Ste. E

San Diego, CA 92120

619.229.0044

www.phoac.com

### Next Board Meeting

Tuesday, February 23, 2016

at 7 pm

Crown Hills Clubhouse

## President's Message

### Year of Action at Crown Hills

The Board members have been looking in to many infrastructure issues within the community. Among the issues are the Clubhouse roof and flooring, common area storm drains, camera monitoring system, evaluating the trees, deteriorating brow ditches and erosion concerns along the community slopes. All of these issues are being examined, prioritized and funding will be determined based on the priority level.

Many home owners have received architectural approval and have started making beautiful improvements to their landscape which is going to increase values of the community homes over all.

Big changes have been happening! Trash service by Republic Services began on February 3rd for all residents. With all homes being serviced by the same company, we have reduced the amount of waste service trucks from 12 to just 3. If you are new to Republic Services and did not receive your bins, please contact the office. The documents to proceed with the roads have been filed and work is expected to begin in April. Please be on the look out for a schedule to be posted as early as next month. Pacific Green now completes monthly walks of the community with the office to ensure all areas are being well maintained. We are considering options for parking lot lighting by the Clubhouse which has been long overdue. The month of February looks to be just as busy for the board with a possible special executive meeting being scheduled to address all the projects on the table for them.

~Respectfully, John Slatinsky

## Volunteers Needed!



Crown Hills needs your support for committees and special projects. You can lead a committee, be a coordinator or just help out as needed. We need more volunteers to keep costs low and keep the community an amazing place to live.

### Alpine Revitalization Committee

#### Architectural Committee

#### Event Planning Coordinator

#### Fire/Safety Committee

#### Landscape Committee

#### Finance Committee

### Library Ad Hoc Committee

#### Nominating Volunteer

#### Ballot Tabulation Volunteers

#### 4th of July Parade Coordinator

#### Playground Ad Hoc Committee

#### Hospitality Committee



## Guest Parking

Residents parking in the guest spaces is continuing to be a problem. Please park in your driveway or garage and leave the guest spaces for the guests. Vehicles found to be in guest parking more than 96 continuous hours or more than 7 days in any 30 day period are subject to being towed at the owners expense.

## Lost & Found

Please check with the office if you have recently lost an item. Most found items from keys to canes are turned in to the office and are waiting to be collected by their owners.

## Fire Tax Protest

Motion Granted! The Howard Jarvis Taxpayers Association has been given the judge's approval of the Class Notice. For more information, please visit [www.FireTaxProtest.org](http://www.FireTaxProtest.org)

## Semi-Annual Garage Sale

Crown Hills Semi-Annual Community Garage Sale is scheduled for March 12th 8am – 2pm

## Wildlife in Your Backyard

Please stay with your animals when letting them in to the back yard. A coyote was recently noticed sleeping in some brush on the steep slope just west of the tennis courts and have been spotted on



## Valentine's Day Sudoku

Every row, column and mini-grid must contain the letters **L O V E B I R D S**. Don't guess - use logic

		R		B		V		
	D	L	E		V	B	S	
			O		I			
R		B		V		E		D
		D		E		O		
O	E		L		I		R	
			V		R			
	B	S	L		E	D	R	
		I		D		L		

## NEW! Alpine Garden Club

If you are interested in the beautification of Alpine, learning how to grow your own vegetables (even on your patio), the environment, landscaping your yard, plant a container garden, or even making your own floral centerpiece for your dining room table, then please consider joining our newly forming Alpine Garden Club. Since the demise of CHIRP Inc. and the CHIRP Garden Club-Alpine has been left without a garden club which so many of us enjoyed. First meeting February 9th at 1:00 p.m. at Alpine Mobile Home Estates club house 2400 Alpine Blvd. We will be presenting a copy of our by-laws and have election of officers. All suggestions and ideas will be welcome. We are looking forward to the start of an educational, fund group to continue our gardening projects. For any additional information, please contact Hilde Hinchcliff 659-8707 [hildehinch@att.net](mailto:hildehinch@att.net)



## The Alpine's Women's Club

**Mark your calendars for the Attic Treasures Rummage Sale! Saturday, February 27th at the Historic Town Hall!** The Club is open to all Alpine women. Next meeting is Tuesday, February 16, 2016 at noon. The club is located at 2156 Alpine Blvd., Alpine, CA 91901. For more information please contact Joanie Bogle at 619.328.5728 Website [www.alpinewomansclub.org](http://www.alpinewomansclub.org)

## Resident Selling Scooter

Scooter is 1 1/2 years old. \$500  
Ron 619-890-4195  
Gloria 619-398-7483  
Call for more information.



### 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
- 2<sup>nd</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 - January 26, 2015

### Open Forum

New home owners were welcomed and discussed the idea of a Community playground. There was concern over guest parking continually being used by residents vehicles.

### President's Report Detailed in Presidents Message pg. 1

### Chief Financial Officer's Report

The Board reviewed the Financial Report for period ending 12/31/2015. The Operating Account balance is \$79,868.52, the Reserve Account balance is \$872,914.43 and the Accounts Receivable balance is \$9,758.63. Pre-paid Income totaled \$25,866.56. Monthly Income was \$60,546.00 with expenses of \$43,658.00 for a net of \$14,244.00 with most of this attributed to water savings. Total assets as of 12/31/2015 is \$934,747.00. A motion was made, seconded and carried to approve the Financial Report as presented for filing pending independent financial audit.

### Committee Reports

**Architectural** – Pat Bowles reported on amount of received and approved forms since 11/24/15

**Landscaping** – Committee provided a draft charter and procedures along with long term goals for the board to review. Pacific Green and Candace are now conducting monthly walkthroughs and providing reports of problem areas.

**Well Water Usage** – The well was off most of December due to periods of rain events.

### Unfinished Business

**Trash and Recycle Consolidation Update** - Service begins on February 3rd with bins being delivered on February 1st. Republic Service has committed to start replacing bins with Allied Waste or Pacific on the bins to create a more uniform appearance in the community.

**Community Asphalt Repair/Replacement Update** - A bank loan of \$250,000 has been approved and will be paid back in five (5) years at approximately \$4,755 per month to fund a portion of the proposed asphalt repair/replace project. The project is expected to begin mid to late April, depending on weather conditions.

**Parking Lot Solar Lighting Proposals** - Rejected but will seek standard light poles pending funding review.

**Monitoring Camera System** - Tabled pending funding review.

### New Business

**Clubhouse Flooring Replacement** – Tabled pending funding review.

**2016 Reserve Expenditure Review** – The Board reviewed the recommended component replacements for 2016 per the recently completed reserve study. Each item will be inspected to determine if replacement is needed. Replacement will be scheduled as needed. .

### Topic of the Month - Landscaping

A helpful way to learn about your community. In this new section, we will highlight specific topics from the Crown Hills CC&R's and other important documents which are always available in full at [www.crownhills.org](http://www.crownhills.org)

Please read the *Architectural and Landscaping Standards* carefully before starting any new projects.

Homeowners should have an approved Architectural form prior to starting any landscaping work.

**When submitting your request, please be sure to include:**

- Signed Architectural Request
- Drawing/map of proposed changes
- Pictures of any new plants or landscaping materials
- View impact form if appropriate

The ARC has up to 60 days to respond with a decision on all requests. Starting work prior to being approved can result in fines.