



Crown Hills News July 2017

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Board of Directors

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Cathy Santangelo

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Member-at-Large

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Monday –Thursday

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

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, July 25th, 2017

at 6:30 p.m.

President's Message

Summer is here!! It came faster than most people thought. With it comes longer days and hot weather. Schools are out and our pool is expected to be crowded. Some folks will visit the Del Mar Fair, and others will take advantage of the weather and head to the local beaches. Speaking of pool, we ask you to please be mindful of our existing rules regarding its use. Please pick up after yourself and avoid debris and other trash from entering the pool. Debris blocking the pools filtration system can cause expensive repairs.

Independence Day is right around the corner. There will be a 4th of July parade in Alpine. It will start at 10 am on Tuesday. The parade will proceed from West Victoria down Alpine Boulevard. A carnival at the Alpine Community Center Park will be held with games, petting zoo, bounce house, and other family fun events.

Board of Directors News

- ✓ The Board is currently reviewing the 2018 Reserves. We are looking at areas of the community needing updates while staying within the budget.
- ✓ The Board is being creative in preventing any increases in our homeowners' fee.
- ✓ The well has been performing as intended. The Board is looking for alternative vendors to keep maintenance costs down.
- ✓ Snapdragon erosion was completed on time and on budget. Precautions have been put into place to prevent a reoccurrence.
- ✓ Recently there was a daytime break-in in our community. Be vigilant and report any suspicious activity.
- ✓ The Board is checking into replacing worn or broken pool furniture.
- ✓ The Board wants to thank our Landscape Committee for their diligence in getting the well area planted and in monitoring all the landscaping in the common areas.

Reminder – please consult our Architectural/Landscaping Standards before commencing any modification projects to your property.

Sincerely
Tito Cruz



Loss of a Neighbor and Friend

Bob Day of 2409 Columbine Drive has passed away. His wife, Mativa, has moved to a retirement home in Bonita. You may remember them as the friendly couple who walked their dog, Sunny, up to 3 times a day. A Celebration of Life is planned July 19th, details TBD. Bob's daughters address is:

Laurie & Don Wall
1291 Camino Del Sequan
Alpine, CA 91910

Clubhouse Reservations

Clubhouse weekend reservations are starting to book fast. Please remember all clubhouse reservations must be made by members. Checks for the full rental fee and deposit amounts must be presented when requesting a reservation. When planning your event, please keep in mind the clubhouse must be vacated by 11 pm and all cleaning must be done on the same day. Members will be charged a cleaning fee for any additional cleaning required after the event.

Alpine Woman's Club

Offers Commemorative Tiles

This is an opportunity to be a part of Alpine's history by purchasing a Commemorative Tile that will be displayed at the Historic Town Hall. The tiles measure 4 x 4 inches and the cost is \$250 per tile. On your tile you can have your name, children's names, business name, dedicate a memorial tile for a loved one, or just be imaginative. The proceeds from the sale of these tiles go to the maintenance of the Town Hall. If you would like to view these tiles they are located on the Town Hall ramp, 2156 Alpine Blvd. To download an order form please go to their website www.alpinewomansclub.org and click Store or contact Nancy Bender at 619-817-5721.

Leash Rules

We have had several reports of people walking their dogs off-leash. There are no "off-leash" areas in the community. All residents are asked to keep their pet on a leash at all times when not on their own property.

Dog Waste Bag Stations

There has been an increase in dog waste bag use which is great. That means people are picking up after their pets more. The office has ordered additional stock to keep the boxes filled. When taking bags, please only take what you need for your walk. Some residents have been witnessed taking entire rolls of bags which leaves none for the next resident. We even had a box pried open which damaged the box.

Community Volunteering

The onsite office is looking for Members interested in helping with special projects. They include renovating the clubhouse or starting a Neighborhood watch group. If you are interested in helping, please come by the office. Check back often since new projects come up all the time.

Fire Pits

According to the Alpine Fire Protection District, above ground fire pits require a clearance of 25 feet from combustibles. Enclosed fire pits require 10 feet of clearance from combustibles. Please use extreme caution if you decide to have a fire pit going during these hot months!



No Dumping

There is no dumping in the common areas or in the RV Lot. Landscape materials, furniture and trash has been found throughout the community. Additionally, the RV lot dumpsters are paid for by the landscape company and are not for homeowner's use.

Month Clubhouse Activities

Mondays - Alpine Choral Rehearsal 7-9 pm

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

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

7/21 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

7/25 Tue. - Board of Directors Meeting 6:30 pm

Address Change for Mailing Dues

Please mail your monthly coupon and payment to:

Professional HOA Consultants, Inc.
Processing Center
P.O. Box 93153
Las Vegas, NV 89193-3153

Board Minutes Summary - June 27, 2017

Open Forum

A Member expressed concerns regarding soil and debris dumped on the common area behind their homes. This area will be inspected for any action needed. A Member reported that the timer for the lights in the community parking area are in need of adjusting.

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 \$643,040.18. The balance on the asphalt loan is \$189,036.28. The Accounts Receivable balance is \$13,519.93. Monthly Income was \$61,315.00 with expenses of \$59,963.00. Total assets as of March 31, 2017 is \$710,240.13.

Architectural Committee - There were seven (7) new requests the period 5/23/2017-6/27/2017. Seven (7) requests have been tentatively approved with seventeen (17) previous requests finalized at this time. Members are reminded that the installation, construction, alteration, addition, modification or reconstruction of any structural improvement in the project which is outside your residence shall not be commenced until the plans have been reviewed and approved by the Committee.

Landscape Committee - An inspection was conducted on 6/22/2017 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 immediately.

Governing Documents Committee - Board Member Cathy Santangelo acting as the Board liaison to the Committee reports that progress is being made and all is going well. The Committee meets at least every 30 days as needed until the proposed updated documents are ready for board review. The Committee provides an update at each scheduled open session board meeting.

Unfinished Business

Pool - The pool gate has been modified so that it cannot be propped open so easily. The Association reminds all residents to be courteous when using the pool during this very busy season. New, larger trash bins will be ordered and placed around the pool area.

Eroded Slope - Snapdragon Lane - A main irrigation line broke at the top of a slope behind 2002 Snapdragon Lane causing extensive erosion to the sloped hillside. DB Engineering has completed installing 100 cubic yards of soil and re-compacting the hillside to match original existing grade. Action was also taken to adjust the irrigation needed to prevent an incident like this from occurring again.

2017 Annual Meeting of the 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.

New Onsite Office Manager

Beginning July 3rd, Elizabeth Martinez will begin orientation and training to take over the Crown Hills Office. Candace will be transitioning to a different position within Professional HOA Consultants, Inc. once Elizabeth is comfortable running the office.



A Message from Elizabeth

I've been working at PHOAC for 10 months as an administrative assistant. Prior to that I worked for 16 years in an office environment with various duties, the first 8 years in Customer Service/Administrative Assistant, I love helping customers! Ending the last 8 years as a Production Planner. This part allowed me to work directly with the employees. I was the 'go to' person for instruction with respect to their daily duties. I very much enjoyed that part of the job. I'm really looking forward to working for your beautiful community!

- Elizabeth Martinez