



Crown Hills News March 2017

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, March 28th 2017

at 6:30 p.m.

President's Message

An update of the happenings of Crown Hills:

After personally meeting with Republic Services, Crown Hills trash service company, and showing them the issues with the vehicle leaks, they reported back that they will send a street clean-up crew to take care of the oil stains before our scheduled resealing. A new truck will soon be in service.

We held a walk-thru of our roads with Weir Asphalt and Monty Wilde, our consultant. It was agreed the visible cracks do not pose a serious concern. It was suggested we go ahead with plans to reseal the road towards the end of the dry season and that cracks that appear thereafter will be further evaluated for any needed remedies. Weir Asphalt also agreed to extend the warranty to cover the cracks that need attention prior to the 2017 sealing.

Our well was out of commission for 2 weeks. A new controller was installed with the malfunctioning one being sent for testing. The rains helped minimize city water use while we were without the well.

Westwind Maintenance has been quite busy painting, hanging signs and repairing items within the community. Westwind Landscape has been working aggressively on deterring gopher problems, erosion control and weed abatement. They are currently beautifying the greenbelt areas before resuming weed spraying and cutting on the slopes.

The Fitness Center carpet was cleaned as scheduled. A couple of items were upholstered. In the near future, the equipment will be moved slightly to better accommodate walkways.

Upgrade of our FOB system work will begin sometime this week. We were told this will be a better system than what we are currently using.

The RV lot is being re-arranged in order to best accommodate all users. New locker and space vacancies are filling up quickly, Be sure to add your name to the wait list if you are interested in renting a space (Only members may rent spaces).

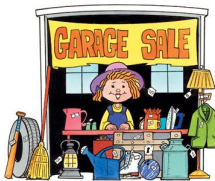
Sincerely,
Tito Cruz

 **Happy** 
St. Patrick's Day !



Garage Sale

Crown Hills Semi-Annual Garage Sale will be held on Saturday, April 8th, 8:00 a.m. to 2:00 p.m. Please have your driveways clear by 3:00 p.m. The office will post signs along Victoria Park Terrace, please do not post personal signs. The Salvation Army has agreed to collect donations starting at 3:00 pm Saturday, please visit the office to sign up and pick up a label for your items if you would like to donate.



Pool Heater

The pool heater will be on March 13th and the umbrellas will be brought back out. Although the temperature is set to heat to the mid 80's, the heater cannot compete with cooler nights in Alpine. Until the weather warms up, the temperature may fluctuate. Visit the pool in afternoons for warmest temperatures. Please read the pool rules which are posted on the bulletin board outside the office.

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.

Alpine Emergency Numbers and Resources

- * For emergencies, call 9-1-1
- * San Diego County Sheriff's Department
Dispatch: 858.565.5200
Business: 619.659.2600
- * For Rattlesnake removal, call the non-emergency number for Heartland Fire at 619.441.1621 (24 hrs.)
- * For local news, events and links to helpful resources www.alpinecommunitynetwork.com
- * For checking on SDG&E Outages www.sdge.com/safety/outages/outage-map

March Clubhouse Activities



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

3/15 Wed. - Alpine Fire Safe Council 7:00 pm

3/17 Fri. - Community Game Night 6:30 pm
Contact Kathie 619.445.1174

3/28 Tue. - Board of Directors Meeting 6:30 pm

Spring Cleaning Made Easier

Crown Hills will have a 40 yard dumpster made available April 7th thru April 12th for residents to dispose of bulk trash. No electronics or hazardous waste will be accepted. First come, first serve. See the onsite office for more details and to sign up. In order to dispose of items, you must schedule with the onsite office in advance to ensure your items are accepted. This dumpster use is of no additional charge to Crown Hills, it is compliments of Republic Services as part of our service contract.

Maintain Defensible Space

(excerpt from www.readyforwildfire.org)

Two zones make up the required 100 feet of defensible space.

Zone 1 extends 30 feet* out from buildings, structures, decks, etc.

- ✓ Remove all dead plants, grass and weeds (vegetation).
- ✓ Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- ✓ Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- ✓ Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- ✓ Relocate wood piles into Zone 2.
- ✓ Remove or prune flammable plants and shrubs near windows.
- ✓ Remove vegetation and items that could catch fire from around and under decks.
- ✓ Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- ✓ Cut or mow annual grass down to a maximum height of 4 inches.
- ✓ Create horizontal spacing between shrubs and trees.
- ✓ Create vertical spacing between grass, shrubs and trees.
- ✓ Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

* San Diego County requires 50 feet of clearance in Zone 1. Check with your local fire department for any additional defensible space or weed abatement ordinances.

Board Minutes Summary - February 28, 2017

Open Forum

Members present requested to know what is being done about a non-resident being allowed to use the gym without the resident present. It was noted the Rules & Regulations are in process of being reviewed and amended as needed to clarify this issue. Some security related issues were raised as well. A Member reported that a Eucalyptus tree near her home was to be removed. This will be researched.

President's Report Detailed in Presidents Message pg. 1

Chief Financial Officer's Report

The Operating Account balance is \$72,723.84. The total Reserve Account balance is \$606,422.20. The balance on the asphalt loan is \$204,616.53. The Accounts Receivable balance is \$9,697.25. Monthly Income was \$59,245.00 with expenses of \$54,483.00. Total assets as of January 31, 2017 is \$689,815.04. A motion was made, seconded and carried to approve the financial report for period ending January 31, 2017 as presented for filing pending independent financial review.

Architectural Committee - There were thirteen (13) new requests the period 11/16/2016 – 2/28/2017. Eleven (11) of the requests have been approved with nine (9) of them finalized.

Landscape Committee - The Board reviewed a landscape maintenance punch list from an inspection conducted on 2/6/2017. No further action was taken or needed at this time. The Board reviewed a proposal from Westwind Landscape to install twenty 15-gallon trees along Gention Way as recommended by the landscape committee. Upon a motion made, seconded and carried, the proposal was approved for a cost not to exceed \$2,400.00.

Unfinished Business

Access Control System - Due to the continuing failure of the current access system, the Board of Directors has approved a proposal from Security 101 to remove the old system wiring and equipment and replace with correct wiring and equipment. Current homeowner fobs will still be used so there will be minimum disruption to residents using the facilities.

Tree Trimming and Removals - Westwind has completed the trimming of all community trees requiring work as well as removal of several dead and dying trees. An inspection will be scheduled to confirm all work is completed.

New Business

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.

Asphalt Sealing Project Update - George Weir Asphalt has provided recommendations for needed asphalt crack filling and sealing. It was recommended to schedule this work sometime in August or September this year and to monitor roads for cracks developing during the hotter months. Competitive work proposals will be obtained for review and discussion at future meetings.

Hot Topic - Pet Leashes are Required

Attention Crown Hills - LEASH your pet when off your lot.

CC&R's Section 11.6 - Animals: All animals permitted to be kept by this Section shall be kept on a leash when on any portion of the Property except within a Lot.

County of San Diego Law: If you walk or otherwise bring a dog to public or other private property (where dogs are permitted), you must restrain the dog by a hand held leash (not longer than 6 feet in length) (SDCC Sections 62.669[a], 62.601[d], and 62.601[y]).

