



Crown Hills Newsletter

December 2016

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, Jan. 26th 2017

at 6:30 p.m.

President's Message

The month of November brings changes to Crown Hills. Trees turn colors and the lawns in the common areas get re-seeded in anticipation for the Spring. When I drive the community, I see many homeowners working to beautify their property. It is also the time of the year when our minds turn to family, friends, and food.

If you have walked the common areas, you have seen the grass cut very low (scalped). This process allows the landscapers to reseed areas in need of special attention. I recently walked the community with Joe, Candace, and Andrew, from Westwind Landscape, to identify trees needing attention. Trees were marked and listed so the Board can decide on how to deal with their condition before others are lost. We will be treating the trees as well as irrigating the ones along Victoria Park Terrace.

Bids were received to plant and irrigate the hillside adjacent to the well. Several plants were listed to help with erosion and beautify the hillside. This hillside will be connected into the well system.

I want to remind everyone there will be no December Board meeting. On behalf of the Board I want to wish everyone a safe, healthy, and relaxing holiday season.

Respectfully
John Slatinsky



Crown Hills Annual Holiday Lights Contest December 19th-22nd



3 winners will each receive a
\$50 Lowes gift card

If you would like to be a judge, please sign up at the office before 5:00 pm on December 15th.

One judge per household, please.

See onsite office for additional details.

Christmas Decorating Volunteers

Every year, the clubhouse is decorated with beautiful holiday decorations and a Christmas tree. This is always done by volunteers. If you are able to participate in decorating, please contact the office for dates and times.



Events Coordinator Needed

Crown Hills is still in need of an events coordinator. Help us bring back the community spirit by helping to put on events throughout 2017.

Alpine Women's Club

The Alpine Woman's Club will hold its Eleventh Annual "Christmas in Alpine" Home Tour on Saturday, December 10th from 10am to 3pm. You will have an opportunity to view five stunning country estates. Tickets are available for purchase at the Alpine Woman's Club 2156 Alpine Blvd. on Saturday Dec 10th starting at 9:30am. There will be a selection of hand-made gift items available for purchase to make your holiday shopping a breeze and an opportunity drawing for a \$500 cash prize. Raffle tickets are \$5 each or 6 for \$20. The drawing will be held at the Club House at 3:45pm after the Tour but you do not have to be present to win. Proceeds benefit the maintenance of the Historic Town Hall and their Scholarship Fund. For further information or questions, please contact Karin at (619) 357-5353 or email her at karinshouse64@yahoo.com

Leash Your Pets

Please keep your pets leashed at all times when in the common areas. (CC&R Section 11.6 - Animals)

Alpine Chorale Holiday Concert

Family & Friends Night at the Alpine Community Church, December 12th at 6:30 pm.

Address Identification Requirements

When replacing your address numbers on your home, please note that the address number identification minimum standards as to size are 4" high with a 1/2" stroke for residential buildings. The numbers need to be plainly visible and legible from the street and contrast with their background.

ANOTHER Vehicle Break-In

A vehicle recently had a window broken by thieves just before 4 am the second week of November. Please do not leave valuables in your vehicles and lock your doors.

Wanting To Purchase

Homeowner Nancy is interested in purchasing a few post-surgery items. If you are interested in selling a knee scooter and/or a shower chair, please contact Nancy at 619.890.7029

YOU ARE NOT ALONE, or Y.A.N.A.

Is an outreach program for citizens living alone, who, for whatever reason, are homebound. Members of the Senior Volunteer Patrol Program (SVP) monitor the welfare of Y.A.N.A.

participants with personal calls and/or visits at their homes regularly. This service is provided free of charge. Sheriff's Stations SVP Contact Number Alpine: 619-659-2609 http://www.sdsheriff.net/co_svp.html



Community Newsletter Changes



In 2017, the newsletter will still be created and available every month but will begin being delivered bi-monthly in an effort to reduce cost and go paperless. You can pick up a hard copy in the community office or view it electronically on the community website every month.

Did you know? You can receive the newsletter via email! No more paper left at your door. Help us go paperless, if you do not want to receive the newsletter at your door, please let us know.

WWW.CROWNHILLS.ORG

Board Meeting Minutes Summary - November 15th, 2016

Financial Report

Period ending 9/30/2016 - The Operating Account balance is \$62,351.33. The total Reserve Account balance is \$564,363.14. The balance on the asphalt loan is \$216,063.10. The Accounts Receivable balance is \$8,197.30. Monthly Income was \$59,111.00 with expenses of \$69,930.00. Total assets as of October 31, 2016 is \$635,883.52.

Assessment Lien Approval - The Board has resolved and authorized a Lien be recorded on the three (3) properties in the event that payment is not received by the deadline imposed in the Intent to Lien Letter.

Presidents Report - The Association President John Slatinsky provided a report on current activities around the community for this period. A full report is available at the office upon request. John announced that he will be selling his home here and has submitted his resignation effective at the end of the day on 12/31/2016. All Members present applauded and thanked John for his years of service.

Committee Reports

Architectural - Seven (7) applications were submitted with five (5) reviewed and approved.

Rule Revision - This item has been tabled for adoption

Landscape - A list of recommendations for supplying water to the well bank and the Cedar trees on Victoria Park was provided to the Board and Management for review. This item will remain on the agenda for further review and discussion. No further action was taken or needed at this time.

Unfinished Business

Concrete Sidewalk Replacement, Mailbox Area - Westwind Maintenance has completed the removal and replacement of the concrete at the corner of the clubhouse driveway entry and replace with an ADA compliant concrete ramp with ADA warning pads. A new handrail will also be installed at this location.

New Business

December Board Meeting - The Board of Directors announced that there will be no Board Meeting scheduled for December and wished everyone a safe and happy holiday season.

December Calendar of Clubhouse Events

- Wednesdays** - Card Games & Snacks - 9 am
Contact Shirley 619.659.0562
- 12/16 Wed.** - Alpine Fire Safe Council 7 pm
- 12/17 Thurs.** - Community Book Club 6:30 pm
- 12/18 Fri.** - Community Game Night 6:30 pm
Contact Kathie 619.445.1174
- No CHCA Board Meeting 6:30 pm in December

