



Crown Hills Newsletter

July 2016

In This Issue

- President's Message1
- From the Office2
- Monthly Topic3
- Minutes Summary3
- Homeowners' Services4

President's Message

The road project was completed on schedule and our consultant, Monty Wilde, has compiled a list of corrections and clean ups to be done this week. Monty has been on site almost daily checking on the work. His help has been very valuable. The RV Lot was re-opened on June 25th. A special Thank You to Mr. Tom Dyke for allowing us to use his lot for RV storage at no cost to the Association. It is estimated that we may come in slightly under budget. Final dollar totals will not be known until completion of the project.

The upcoming election process has now begun. I would encourage any interested homeowner to submit their candidate nomination form to be considered for a seat on the board. Serving on the Board gives insight to the interworking and decisions that improve our community. The annual meeting and election review will be held on Tuesday September 27th at 6:30 PM.

The pool is having a great deal of use. I would remind homeowners to follow the posted rules and place their trash in the cans provided. As the weather warms, we may have uninvited guests using the pool, especially after hours. If you see a people using the pool after hours, please call the sheriff and report the trespassers so they can be escorted out.

We will have a new landscaping company beginning work on July 1st. Westwind Landscape will have workers on site daily. You may have already met the Account Manager, Andrew, since he has been actively learning everything he can about our irrigation system with Casey Myers. Casey has been working diligently to ensure we have an effective irrigation system here and his help has been instrumental to ensuring our landscaping continues to thrive. We will miss Virginio and Beto. Candace collected contributions to give both of them a going away gift from us.

Respectfully

John Slatinsky

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

1821 Victoria Park Terrace

Alpine, CA 91901

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619.659.3520

office@crownhillshoa.sdcocmail.com

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

Crown Hills Clubhouse

Tuesday, July 26th 2016

at 6:30 p.m.



Update Your Information

New phone number, email or tenants? Please visit www.crownhills.org/documents to print an update form or get a copy at the office and submit to the onsite office. Only legal owners may update info.

Neighborhood Watch Group

If you would like to lead the Neighborhood Watch group so there will be more meetings, please contact the Crown Hills office. Check out this link to learn more about how you can help. www.sdsheiff.net/documents/nw.pdf

Pool Area - Keep It Safe

There is absolutely no glass, alcohol or smoking allowed in the pool area. Cigarette butts, broken glass and empty beer cans are being found in the pool area every weekend. Keep the pool safe and leave these items at home. Thank you.



Volunteer For a Committee!

Your Community needs more volunteers. While the office handles day-to-day tasks, home owners are what makes this community an amazing place to live. Please consider volunteering for a committee or special project.

AED Device & CPR Training

Please add your name and phone number to the sign up list in the Gym if you would like to attend the FREE training session at 10 am on Saturday, July 16th. Classes take 4 or 5 hours.

Neighborhood Concerns

The Community is reporting an increase of people ignoring the Stop signs and speeding. If caught, you will receive a violation and possible fines. Please be safe and obey the road safety rules. Posting a road sign with out approval is also prohibited. Thank you for your cooperation!

RV Spaces Available to Rent

As of June 24th, there will be several 18 - 22 ft. long spaces available for rent in the RV Lot. Perfect for a towing trailer or extra car. The RV Lot is 24 hour access and \$45/month. See the office for details.

NO Smoking

There is absolutely no smoking allowed near the Clubhouse, in the pool area or tennis courts. If you or your guest wish to smoke, please do so away from these areas and properly extinguish and dispose of your trash. There are no ash trays on the property.

A Message From Alpine Fire

Alpine Fire Protection District asks for all home owners to test all smoke alarms monthly. Press the "test button" hold it until the unit goes off then let go. Allow the alarms to ring, check that the outside flasher is operating correctly. If the smoke alarm is over 10 years old it is time to replace them with new units. All new smoke alarms that are manufactured today include a built in 10 year battery if supplied by the house power. NO NEED TO REPLACE BATTERY.

A/C Condensation Line

There are easy ways you can prevent a clog and even remove one once it has occurred. Check your condensation line regularly for clogs to keep you're A/C in good repair while we all get through the heat.

Road Work Done!

A huge THANK YOU to everyone for their patience and understanding with the road work. The roads look beautiful and it was a much needed improvement to the Crown Hills Community.



July Calendar of Clubhouse Events

Mondays - Alpine Choral Rehearsal 7 - 9 pm

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

7/20 Wed. - Alpine Fire Safe Council 7 pm

7/21 Thurs. - Community Book Club 6:30 pm

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

7/26 Tues. - CHCA Board Meeting 6:30 pm

Community Classifieds

Housekeeper Wanted

Please contact Sharen Daddario at 619.722.6999

Infant Care Needed

If you or someone you know has an opening for infant care soon, please call Andrea at 619.730.9679

Beginner Tennis Player Looking for Partner

If you would like to play tennis at Crown Hills and are beginner level, please contact Julia at 619.922.1951

Board Meeting Minutes Summary - June 21, 2016

President's Report - Please see front page

Chief Financial Officer's Report - The Operating Account balance is \$88,044.40. The Reserve Account balance is \$1,022,339.40. The Accounts Receivable balance is \$6,246.00. Pre-paid Income totaled \$25,637.82. Monthly Income was \$58,788.00 with expenses of \$42,687.00 for a net of \$16,101.00. Total assets as of 5/31/2016 is \$1,117,602.00 which includes the funded bank asphalt loan.

Committee Reports

Architectural - The committee has approved 7 new requests with 5 finalized this period. They are working on amendments to the Architectural Guidelines which will be submitted to the Board for Review.

Landscape - Pacific Green Landscapes Contract will end on 6/30/2016. Westwind Landscape will begin landscape services on 7/1/2016. Any remaining open ended action items will be completed by Westwind. The Board reviewed a proposal from Plant-Tek, Inc. to treat 129 Canary Pines for Borer Beetles and Tip Moth control. This item has been tabled pending obtaining competitive proposals.

Unfinished Business

Community Asphalt Repair/Replacement Update - The asphalt repair/replace project should be completed by 6/25/2016. RV's may begin moving back into the RV lot on 6/25/2016. A special thanks to Tom Dyke for allowing the use of his lot for RV storage during this project. The Board has been satisfied with the work performance of George Weir Asphalt to date. The benefits to the Association for the review, inspections and oversight of the asphalt project by Monty Wilde of Asphalt Management & Contracting has been invaluable and performed to the full satisfaction of the Board.

RV Access Fob System - The Board reviewed a proposal from Security 101 to correct wireless connection issues at the RV location. This item has been tabled pending obtaining competitive proposals.

New Business

2016 Annual Meeting of the Members & Election - The Association's Annual Meeting of Members and Election is scheduled for Tuesday September 27, 2016. The meeting will be held at 6:30 p.m. in the Community Clubhouse located at 1821 Victoria Park Terrace in Alpine, CA 91901. Two (2) Board Seats are up for election, the two (2) Candidates receiving the highest number of votes will each serve a two (2) year term. A quorum consisting of at least 50% of the Members (167) must be represented in person or by secret ballot for the meeting and election to take place. The Community Management Company shall act as Inspector of Election with assistance from volunteer Members. Candidate Forms will be distributed the week of 6/27/2016.

Pool/Spa Fencing - The Board is considering upgrading the fencing around the pool area to better secure from trespassing. This item will remain on the agenda as competing proposals are received for review.



Hot Topic - Landscaping

Many residents are either replacing their yards with rocks or just letting them turn to dirt. Please keep your property nice, get approval before changing your landscaping. Please see your CC&R's for more details.

Section 7.2 (b) Each Owner shall endeavor to install drought resistant landscaping, primarily of living plants, trees and shrubs, and water conserving irrigation systems.

Section 11.15 Maintenance By Owner. The Owner of each Lot shall maintain his Lot, including the improvements which are a part thereof, in a clean and attractive condition. Without limiting the generality of the foregoing, the Owner of each Lot shall: (a) keep his Lot free from rubbish, litter and noxious weeds, (b) maintain, cultivate and keep in good condition and repair, shrubs, trees, grass, lawns, plantings and other landscaping located or from time to time placed upon his Lot, (c) trim and restrain all trees, shrubs or plantings of any kind so that they shall not be allowed to overhang or otherwise encroach upon, above or below any sidewalk or street, unless prior approval of the Architectural Committee is obtained, (d) maintain in good condition and repair and adequately painted or otherwise finished all improvements which are from time to time a part of his Lot, and (e) maintain all paved surfaces and keep them clean, reasonably dry and free of oil and other extraneous matter.



Crown Hills News - Page 4

Services Offered by Crown Hills Residents

To place an ad, please call the office, or email, or use the form on the "Contact Us" page on the website.

Crown Hills is not responsible nor liable for any services offered in this newsletter. None of the individuals listed are endorsed in any way by Crown Hills.

ACCOUNTING/INSURANCE/LEGAL/LOAN

CPA Mary Welch, Income Tax preparation - Crown Hills home office by appointment 619.659.3225 **Warren & Welch Co.** 858.488.0329

Notary Service - Carol Shue. call 619.219.1996

Notary - Certified Signing Agent - Bonded \$100,000. Loan, Real Estate, Deeds, Mortgages, Divorces, Court Papers and much more. Call Gary M. Lane @ 619.733.8703 Email Gmlnotary@hotmail.com

Brookshire & Associates - Call us for Accurate, Efficient & Affordable bookkeeping & payroll services. We specialize in small businesses & non-profit organizations. Give us a call 619.279.4246

Real Estate Loans - Purchase/Refinance - excellent rates and professional service. Contact Crown Hills resident Dreama Brown at 619.890.3037 or dreama.brown@greenpathfunding.com

Insurance - Get a free quote for your home or auto insurance, RV's too, from a trusted neighbor in Crown Hills now. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

Farmers Insurance, Bob Soto - For FREE quotes, policy reviews and home inventory CD, and fast, friendly service, contact this Crown Hills resident, for ALL your insurance needs. 619.772.6464

Stuhr Insurance Solutions, Erik Stuhr - DC #OH57365 Home-Auto-Business-Life-Health Call for Free Quotes and No Broker Fees. For Agency info. Visit: www.sinssol.com or call 619.722.6986

Attorney - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620 lgian-ni@lglawsd.com

FOR SALE

Portable Propane Generator for Sale - Full tank included, never used. 3250 Watts \$300 Contact Steve at 619.442.1495

Scooter for Sale - Electric Scooter for sale. 1 1/2 yrs old. Asking \$500 (was \$1600 new) Call Ron or Gloria 619.890.4195

Items for Sale - Jacuzzi, High end BBQ

New Book - Crown Hills resident, R. Andrew Johnson, published his first novel, *My Trip to the A&P: A Timeless Tale*. More information is located on Amazon at <http://amazon.com/dp/B00YDHS7EW>.

HEALTH & BEAUTY

Jewelry Sales - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780 www.mariellarocho.com

T'ai Chi Qigong Class - A self-healing, enjoyable exercise for people of any age or physical condition. Contact certified instructor Chris Endres for class details at c.endres@cox.net or 619.504.1557

Massage Therapist and Nail Technician - Affordable Prices. Call Myrna Mayer Phone: 619.445.7785 email: apurason@aol.com

Heather Vandemark, Arbonne Independent Consultant - Arbonne is Gluten & Cruelty Free, Vegan, kosher. Complimentary facials & samples 619.647.7378 heathervandemark.arbonne.com

Quality Chiropractic Care - 30+ years' experience and treatment is with an "edge" Call/ text 805-423-2356 Dr. Deborah Sampley, D.C. www.grastontechnique.com

Rodan + Fields Skincare - Dermatology based skincare for men and women. Focused on the face, but offering other essentials such as: sunless tanner, sunscreen and lip shield. Carole 540-470-0673.

HOME CLEANING, MAINTENANCE & REPAIR

Andy Ruiz - Licensed Plumber - over 15 years' experience. Water heater installation, plumbing repairs, faucets, fixtures, etc. Call 619.962.6770. License # 969629

Need help during the week? - Stay at home mom of one looking to help out during the week for some extra cash. Call **Carolyn** at 619.400.7266

Handy Helper - Will clean your home, all chores, yard work, grocery shopping, walk dogs, feed cats, cook and more, \$12-\$15 per hour. Contact Gloria 619.201.4604 or greichgloria@aol.com.

Vanderbilt Painting - owned & operated by Kevin Marks +10 years' experience in Residential & Commercial/ Interior & Exterior. Please call for a free consultation. 619-885-5455. CA LIC. #1010624

Tired of High Water Bills? - Call **Randy** for all of your irrigation needs. We install low volume irrigation, synthetic turf and xeriscape. 619.787.8987

Garage Door Problems? - Need new springs or cables? Randy can install it all. Also, attic fans. 619.787.8987.

Certified Welder & Handy Man - Repair/fabricate metal and wood fences/gates. General home repairs - 40 years' experience. Reasonable rates. Contact Dave Phelan 619.729.4104

REALTY SERVICES

Lisa Ruiz, Realtor - 2015 Top 10 Realtor in East County/#1 in Big Block Realty - Award winning team makes customer service our #1 priority 619.464.5472 www.lisaruitteam.com BRE #01846748

Alpine Realty - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call **Dee** for your market analysis & sale at 619.445.3310

Kathie Pelletier - your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. Call 619.445.1174 or 619.227.9092.

Crown Hills Realty Joe Brunold - a Real Estate Professional assisting you in the sale or purchase of your most valuable asset, free consulting. Office 1911 Alpine Blvd., call 619.445.2827.

Old School Service with Today's Technology - Mike Wilmers, East County Native and Seller Representative Specialist. The Genuine Home Team at Keller Williams Realty 619.277.2232 mikewilmers@yahoo.com

MUSIC LESSONS/ENTERTAINMENT

Music Lessons & Performance - Beginner Guitar & Piano lessons. Beginner to advanced drumming. Classic Rock & 80's - 90's bands. 619.540.3659 www.AlpineMusicLessons.com

Guitar Performance/Instruction - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons **Miles** 619.659.0577. www.milesclassicalguitar.com

OTHER SERVICES

Travel Best - 30 years of service, Tours. Pilgrimages. Cruises. European Packages. Call Venilda 619.701.7107 Chris 619.708.1172

Rapid Tatts - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: www.rapidtatts.com 619.760.6304



You can receive this Newsletter by email! Save trees and sign up at the Crown Hills Office to receive your HOA news electronically.