



Crown Hills Newsletter



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Next Board Meeting

Crown Hills Clubhouse

Tuesday, June 21, 2016

at 6:30 p.m.

President's Message

In this month's message I want to update everyone on what's going on in Crown Hills. First, the road crew is trying very hard to stay on time and the crew is doing an amazing job at completing their work while trying to meet our resident's needs. Candace gets daily updates and posts them on the bulletin boards. Notices or calls have gone out to residents when their areas are impacted, mailbox delivery will continue as usual.

Our security camera system is up and operating well. I would encourage you to stop by the office and observe the quality of the pictures. We now have a pressure pad that is operational when exiting the RV /Storage lot. This pad automatically opens the gate when a vehicle drives over the pad.

Our financials looks strong and the well is saving us about \$45,000 per year. The budget committee will be meeting soon to develop next years working budget. If you want to be part of this process, please contact Candace.

I want to thank all the RV owners for having their vehicles relocated on time. This was a tremendous task, I want to thank Candace for coordinating this move and Tito for helping me.

As summer is near, I would like to remind you to be on the lookout for Rattlesnakes. One was recently found on the back patio of a Larkspur home. If you find one on your property, call Alpine Fire. They will come and remove it. The only thing they ask is to watch the snake from a safe distance until they arrive.

Over the years, many meetings have been held with Pacific Green Landscape. The Board voted to seek other landscape bids. This decision was not reflective of the work Virginio and Beto have done for us. Our decision was based on the company's management not meeting our Association's needs. We have interviewed prospective companies and the selected company will begin work here tentatively July 1st. This was a difficult decision but one we have been dealing with for a long time.

Nomination forms will be sent out soon. If you wish to run for the Board, I would encourage you to file your application. If you wish to serve on the nominating committee, please contact Candace. As you see there are many things happing in Crown Hills. I encourage you to become active in our community. It's as simple as attending the meetings.

Respectfully

John Slatinsky



We've Lost a Friend



It is with great sadness to inform you of the passing of Eleanor Lo Cicero. Wife of Frank Lo Cicero, Eleanor passed away on the night of May 24th.

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.sdsheriff.net/documents/nw.pdf

Skateboarding

If your child rides a skateboard, please talk to them about our rules. Please ask them not to skateboard in the Clubhouse parking lot. This is unsafe and in violation of the rules. Thank you.

We ♥ Volunteers!

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 Training Day

An Automated External Defibrillator (AED) device was installed at the Crown Hills HOA clubhouse facilities last year. **The AED located on the North wall of the Exercise Room.** Check with the community office for a training class being offered for use and operation of the AED. Classes take 4 or 5 hours, free of charge.

Crown Hills Exercise Room

The Exercise Room has received 3 replacement Treadmills recently, check them out.

June Board Meeting Changed

The June Board Meeting has been changed to June 21st. Please join us at 6:30 pm in the Clubhouse.

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

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.

Lost and Found

If you lost it, it's probably been found. The office has a large collection of items. Lost a pacifier? Shoes? Sunglasses? Hat? Cane? Please check in the office if you have misplaced something.

Clubhouse Reservations

Please check the Events Calendar at www.crownhills.org to check availability and print the rental agreement. The Clubhouse is booking up fast for the summer. Remember, there is no smoking near the buildings, please inform your guests in advance.

Children's Group

Please bring your little ones to the Community Clubhouse on June 10th & 24th for Story Time and Play. Stories start at 10 am.



Hot Topic - Crown Hills Roads

Speed Limit 20 mph

It's easy to speed on our roads but it's also dangerous. Please stay at or under 20 mph and watch other drivers trying to exit their driveway. Obey all stop signs and watch for children, it's Summer Break and they will be out and about!

Our New Roads

Our new roads are soft and will be for several months. Please be careful not to make tight turns or crank your wheels while entering and exiting your driveway. This damage will not be repaired. Please be careful.

Clubhouse Parking Lot

The Clubhouse Parking lot will be closed for sealing only on June 15th and 16th. The parking lot will not be completely replaced but only repaired and sealed. Mail will be delivered on these days but there will be no parking in the lot until dry.



Board Meeting Minutes Summary - May 24, 2016

President's Report - Please see front page

Chief Financial Officer's Report - The Operating Account balance is \$336,604.55. The bank loan is funded and included in the Operating Account total. The Reserve Account balance is \$892,725.57. The Accounts Receivable balance is \$6,978.00. Pre-paid Income totaled \$25,828.81. Monthly Income was \$59,659.00 with expenses of \$58,334.00 for a net of \$1,325.00. Total assets as of 4/30/2016 is \$1,233,192.00 which includes the funded bank asphalt loan.

Committee Reports

Architectural – The Chair of the Committee Pat Bowles provided a brief update regarding outstanding requests and issues. The Committee is working on proposed amendments to the Architectural Guidelines and will submit any recommendations for Board review. The Committee will also review roofing guidelines for any needed updates or amendments.

Landscape – The Board has been concerned with the performance of Pacific Green Landscape to address issues and concerns in a timely manner. The Board and Committee have not been satisfied with the performance provided and feel a change is needed. A motion was made, seconded and carried to terminate the contract with Pacific Green effective at the end of business on 6/30/2016. The Board has been reviewing competing proposals for landscape maintenance and will schedule a vote to accept one which will have a start date of 7/1/2016. It was noted that in 2014, the water costs to the Association was approximately \$80,000.00 and the cost has been reduced to approximately \$40,000.00 due to the well.

Unfinished Business

Community Asphalt Repair/Replacement Update - The asphalt repair/replace project is slightly behind schedule but should be caught up as the longer streets are paved. Residents are provided updates as often as required during the project. The Board has been satisfied with the work performance to date.

Monitoring Camera System - Security 101 has completed replacing and updating the video surveillance system in the community building area and the RV lot. All work to date has been completed to the full satisfaction of the Board.

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.

Cox Cable Service Renewal - 2 year contract approved.

Community Website - 2 year contract approved for website maintenance by Bluehost Web Service

June Calendar of Clubhouse Events

Mondays - Alpine Choral Rehearsal 7 - 9 pm

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

6/10 & 6/24 Fri. - Children's Story Time 10 am

6/15 Wed. - Greater Alpine Fire Safe Council 7 pm

6/16 Thurs. - Community Book Club 6:30 pm

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

6/21 Tues. - Association Board Meeting 6:30 pm

Crown Hills Welcomes New Landscape Company

On July 1st, we welcome Westwind Landscape as they take over maintenance of the Common Area landscaping of the Crown Hills Community. They have been in business for 27 years and they are bringing service more aligned with the needs of this Community.

