



Crown Hills Newsletter May 2016

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Next Board Meeting

Crown Hills Clubhouse
Tuesday, May 24, 2016
at 6:30 p.m.

President's Message

During this past month we have been working with the ARC to revise and amend the Architectural guidelines. There is still work to be done to refine the document to better align it with the CCR'S.

The road plan is now complete and being advertised to homeowners via the Newsletter and our community bulletin boards. The RV owners are being given an alternate storage option off site to the property owned by Mr. Tom Dyke. On behalf of the Board I want to express our appreciation to Mr. Dyke for his neighborly gesture.

Candace is working with the Alpine School District and Grossmont Union High School District to reroute the buses during the road work.

Large item trash pickups will not be done by Allied/Republic Services during road work and USPS mail delivery should not be interrupted.

The new camera system is being installed and should be done soon. The Board is anxiously waiting for the road work to begin this coming month.

Respectfully

John Slatinsky

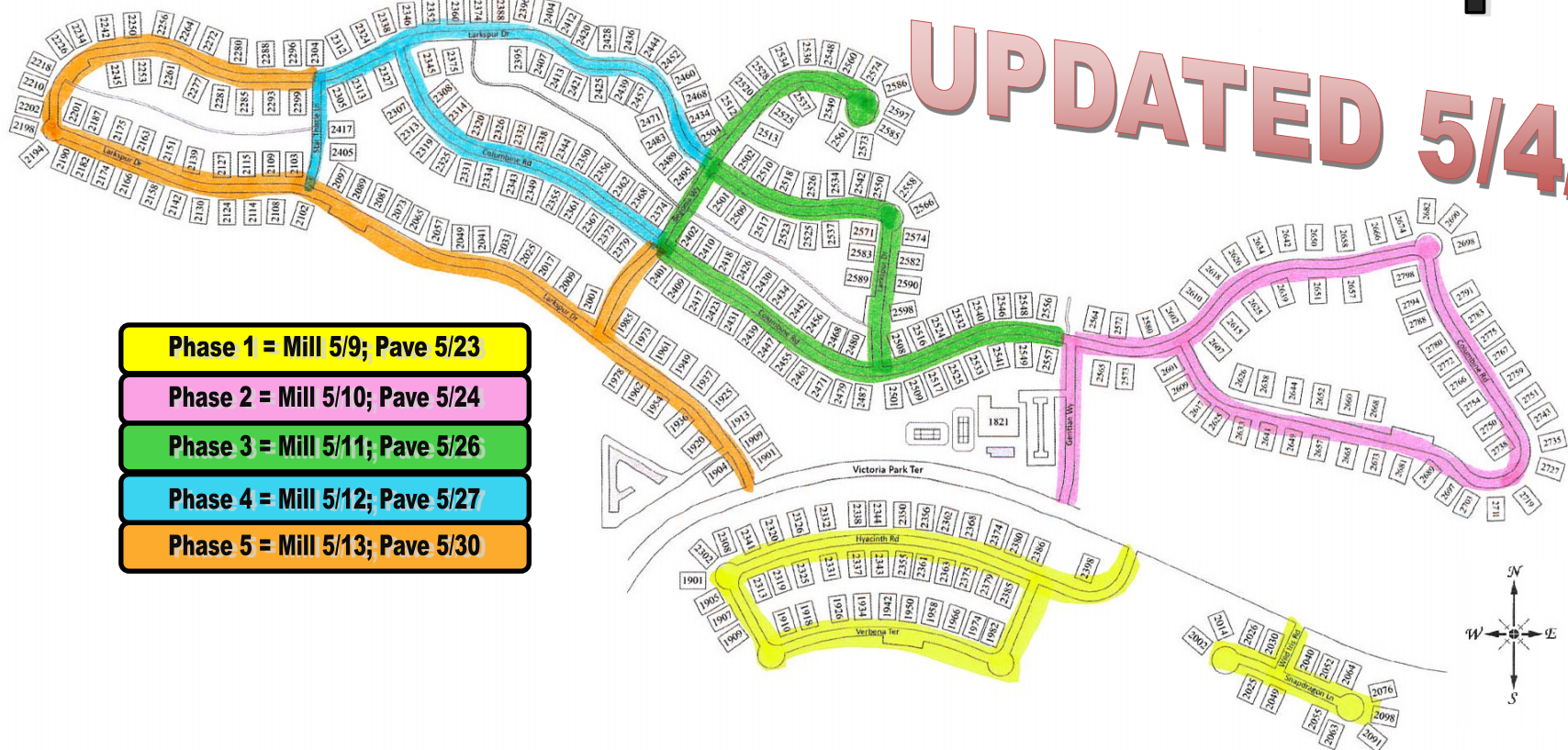


Tom Dyke of Tom C. Dyke Drilling and Blasting may be known as our noisy neighbor but he is also a very kind neighbor. Tom has graciously allowed Crown Hills RV owners to use his lot to store their RV's and boats while we pave the RV Lot. Did you know Tom donated 40 acres of land to the Back Country Land and Trust and donated the Alpine Youth Center? The Youth Center is located at 2153 Arnold Way and is free for 5th to 12th graders hang out and have a great time. Thanks Tom!!!



Crown Hills Road Work Map

UPDATED 5/4/16



- Phase 1 = Mill 5/9; Pave 5/23
- Phase 2 = Mill 5/10; Pave 5/24
- Phase 3 = Mill 5/11; Pave 5/26
- Phase 4 = Mill 5/12; Pave 5/27
- Phase 5 = Mill 5/13; Pave 5/30

These dates are subject to change and will be updated as work progresses.

The 'Mill' process (May 9 - 13) may cause delays but will not close the roads.

Mill or milling is a process that involves removing part of the existing asphalt.

The 'Pave' process (May 23 - 30) will cause closures 7 am to 5 pm.

Pave or Paving is a process that involves laying of the new asphalt.

ROAD WORK BEGINS MAY 9th

Road work and how it affects you

Delays

- ◆ Road work is expected to last 30 to 60 days
- ◆ Access will be limited until approximately 5 pm each weekday
- ◆ The paving is the only time there will be no access for the entire work day (approx. 7 am to 5 pm)
- ◆ Road crews will block roads only as needed for their progress and not longer than necessary

Parking

- ◆ NO street or guest parking during construction times (approx. 7 am to 5 pm weekdays)
- ◆ If your vehicle is in the way, it may be towed at your expense

Trash Service

- ◆ Your pick up day will not change but trucks may be delayed
- ◆ NO Bulk Item pick up during construction
- ◆ Promptly remove your trash bins after they have been serviced
- ◆ Please ask a friend to bring them in if you do not plan to be home

Buses and Other Transportation

- ◆ Alpine Schools and Grossmont Schools have been instructed to find an alternate pick up & drop off location
- ◆ If you have other arranged transportation to your home, please discuss an alternate pick up & drop off location

RV Lot Space & Storage Locker Access

- ◆ The RV Lot will be closed to ALL traffic May 18th to June 23rd
- ◆ All vehicles **MUST** be removed before May 18th

Contact the Community Office with questions and concerns. 619-659-3520

We greatly appreciate your cooperation!

NEW! Neighborhood Watch Group

Oops! The wrong time published last month



Crown Hills residents are now forming a Neighborhood Watch Program. The first meeting will be held **May 4th at 6:00 pm** in the Community Clubhouse. One of our San Diego County Sheriffs will also be there. Check out this link to learn more about how you can help.
www.sdsheriff.net/documents/nw.pdf

National Teacher Day is May 3rd

Show your appreciation to a teacher this week.

Architectural Changes

Before painting, landscaping or doing any other work to your property that is on the exterior, please determine if you need prior approval from the Architectural Review Committee. Architectural and Landscaping Standards are available on the community website www.crownhills.org

The Alpine's Women's Club

The Club is open to all Alpine women. Next meeting is May 17, 2016 at noon. The club meets at the Historic Alpine Town Hall located at 2156 Alpine Blvd., Alpine, CA 91901. For more information please contact Joanie Bogle at 619.328.5728 Website www.alpinewomansclub.org

Volunteers Needed

Please let us know if you are interested in being part of a committee. This community is very active and we would like to keep it going. There are many ways to be involved and your time is appreciated.

Some ways to get involved:

- Event Coordinators
- Governing Documents Committee Members
- Fire Safety Committee Members
- Architectural Committee Members
- Board Election Vote Counters

Ask at the office how you can help!

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. Thank you to our Alpine Fire Protection District for helping us obtain the device.

Children's Group

Please join us for Story Telling & Play Time
May 13th & May 27th
10 a.m. to 11 a.m.

This group will be planned for ages 1 to 5 years old but, all residents are welcome at this event. Please contact the office if you have children's books, puzzles or toy building blocks to donate.

Vacant Houses, Be Safe!

If you suspect you have squatters in your neighborhood contact the police and the home owners, but stay calm and let the authorities deal with the situation. Do not approach the home or suspects.

Clubhouse Reservations

Please check the calendar on the Community website for availability. All reservations must be in writing by using the Clubhouse Agreement Form and submitting both the use fee and deposit checks. No holds will be honored with out a signed agreement and checks.

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.



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May Calendar of Clubhouse Events

Mondays - Alpine Choral Rehearsal 7 - 9 pm

Wednesdays - Card Games & Snacks - 9 am

Contact Shirley 619.659.0562

5/4 Wed. - Neighborhood Watch Meeting 6 pm

5/18 Wed. - Greater Alpine Fire Safe Council 7 pm

5/19 Thurs. - Community Book Club 6:30 pm

5/20 Fri. - Community Game Night 6:30 pm

Contact Kathie 619.445.1174

5/24 Tues. - Association Board Meeting 6:30 pm

Board Meeting Minutes Summary - April 26, 2016

President's Report - The Association President provided a report on current activities around the community for this period. The Architectural Committee is meeting with Board Representatives to review architectural guidelines and determine if amendments may be needed. Asphalt work is scheduled to begin on 5/9/2016. RV owners will be notified with instructions on relocating their RV's during the asphalt work.

Chief Financial Officer's Report

The Operating Account balance is \$337,510.33. 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 \$6,325.00. Assessments owed to the Association by Members is at its lowest point in recent history. The Association has recently received payment for several delinquent accounts. Pre-paid Income totaled \$27,407.15. Monthly Income was \$60,024.00 with expenses of \$72,563.00 for a net of (-\$12,539.00). Total assets as of 3/31/2016 is \$1,237,533.37 which includes the funded bank asphalt loan.

Committee Reports

Architectural – The Committee is working on proposed amendments to the Architectural Guidelines and will submit any recommendations for Board review.

Landscape – Pacific Green has removed the pest damaged turf area along the north side of Victoria Park Terrace and installed mulch in its place. The Board reviewed a proposal from Green Horizons to install 35 flats of Lampranthus groundcover at the RV slope behind lots 96-99 and 28-30.

Unfinished Business

Community Asphalt Repair/Replacement Update - The asphalt repair/replace project schedule and instructions have been obtained from the asphalt consultant. Management has drafted an initial information notice and has distributed the notice to all residents. Follow-up notices will be issued as individual streets are scheduled. A notice is also being distributed to all residents with an RV in the storage lot.

Clubhouse Parking Lot Lighting Proposals - RPL Electric has completed installing two (2) 4-head parking lot pole lights on each end of the parking area to better illuminate the parking and mailbox areas to the full satisfaction of the Board.

Monitoring Camera System - Security 101 is in the process of replacing the video surveillance system.

Sidewalk Trip Hazard Removal - Trip Busters has completed grinding flush all areas of raised concrete sidewalk and resurfacing throughout the community to eliminate trip and fall liability. An area of the brow ditch near the entry monument has also been grinded to eliminate ponding.

New Business

Gym Equipment Replacement Proposal - The Board reviewed a proposal from Fitness Tech to provide and install 3 new commercial grade treadmills and 1 torque adjustable weight bench.

Hot Topic - Pool Rules

Please follow all rules for the Crown Hills Community Pool area to avoid losing privileges. The "Crown Hills Community Pool Rules" and the "Rules for Good Behavior" are posted on the Clubhouse bulletin board and are available on the website www.crownhills.org

Please remember:

- * NO LIFE GUARD ON DUTY - Please watch your children around water
- * There's a new furniture layout - do not move the pool furniture
- * Absolutely NO alcohol or smoking is permitted at the pool area.
- * You MUST be over 4' 6" to be in the spa (Public Health Rule)
- * Pets are not allowed in the pool area
- * Only swimming attire is allowed in the pool/spa



Thank you in advance for your cooperation