



Crown Hills Newsletter November 2016

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**Notice: November Board Meeting date changed to
NOVEMBER 15!!**

President's Message

I want to begin by thanking the owners who elected me to a second term on the board. I appreciate your confidence in me. I was happy to see many new faces at our annual organizational meeting. I sincerely hope this trend will continue.

A few homeowners have asked about the extensive digging that was taking place adjacent to the clubhouse. Some voiced their concern with the removal of the tree in the grass. Let me clarify the facts behind this work. As many of know, we experienced flooding during the past rainy spell. We hired Westwind, to investigate this problem. They discovered the tree had crushed the 3" drain pipe and the roots had invaded the pipe which obstructed water flow. The tree was diseased and was slowly dying. The Board decided to have the tree removed along with the damaged pipe and make the necessary repairs. The work was completed in a timely manner and all the drains are draining correctly.

Republic Services was contacted by Candace in regards to their trucks dripping oil onto our roads. The company agreed to send out a crew to clean up the oil spots at no cost to our Association.

We have a homeless encampment adjacent to Verbena. These people are not on our property but the sheriff has been contacted. The management has contacted the property owner to have these people evicted as soon as possible so as to reduce the risk of a fire in that area.

Bids are being sought to replant the slope adjacent to the well and on the hillside behind Begonia. These bids will be coming in prior to our next meeting. As our temperatures begin to cool, you will see the grass begin to green up. Any rain will help in reducing our well usage and help all landscaping within Crown Hills.

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

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9 am to 12:30 pm

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Next Board Meeting

Crown Hills Clubhouse

Tuesday, Nov. 15th 2016

at 6:30 p.m.

Pool Heater

The pool heater is now off and will be back on Monday, March 13th. The solar heat is always on.

New Year's Eve Party - Cancelled

Since we do not have a volunteer event coordinator this year, the Crown Hills New Year's Eve party will not take place. If you would like to volunteer for next year, please let us know.

Alpine Women's Club

The Alpine's Historic Town Hall, known to many as the Alpine Woman's Club, will be lit up from top to bottom for the Christmas Season. We want to thank Chris Wiley from Primary Residential Mortgage for purchasing all the lights and timers. Thanks to Clay Mauldin from Clayco Electric for hiring Matt to install all the lights. And a big thanks to Kelli Thomas from Alpine Rental for giving us a great deal on the boom lift. It would not have been possible without the help of all these generous people.

Carlette Anderson - Building Supervisor
Alpine Woman's Club

Alpine Garden Club

The Alpine Garden Club is meeting Thursday November 10th at 5:45 p.m. at the Alpine library. 5:45 to 6:15 is social time 6:15 is the business meeting. This month's speaker is Steve Harbour.

Alpine Chorale Holiday Concert

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

Portable Fire Pits

Covered pits require a 10' clearance and uncovered pits require a 25' clearance from buildings and other combustible structures or materials.

Since most driveways are not 25' long here in Crown Hills, please remember that a cover may be required when using a portable fire pit in your driveway. Please never leave a fire unattended!



Smoke Alarms

It might be time to replace your smoke alarm! If you're not sure what you need, please check out this item.

"Kiddie Worry Free Hardwired Inter-Connectable 120-Volt Smoke Alarm with 10-Year Lithium Battery Back Up"

Noise Level Rules - Reminder



CC&R's Section 11.19 - Noise.

No loudspeaker or sound amplification system shall be used to produce sounds in violation of the

County Noise Ordinance or otherwise interfere with the enjoyment of the other Owners.

New Concrete Ramp

There is now a ramp from the driveway to the sidewalk by the mailboxes on Gentian Way. The ramp is a unique design to ensure water run off and puddling is controlled. We hope it makes the area more accessible to all residents and visitors.

Hot Topic - Property Maintenance

CC&R's Section 7.2 - Repair and Maintenance by Owner.

Except to the extent that the Association shall be obligated to maintain, install and repair as may be provided in this Declaration, every Owner shall be responsible for the following maintenance, installation and repair:

(a) Every Owner shall maintain all improvements located on their Lots in good condition and repair and shall procure and maintain a policy of fire and casualty insurance with extended coverage for full replacement value of said improvements.

(b) All yards shall be maintained in an attractive condition as described in Section 7.4(b) hereafter and in the Architectural and Landscaping Standards. Each Owner shall endeavor to install drought resistant landscaping, primarily of living plants, trees and shrubs, and water conserving irrigation systems. It shall be understood that the maintenance of landscaping in an attractive and neat manner shall be subject to any water restrictions that may from time to time be imposed by a local water district or other governmental jurisdiction.

Board Meeting Minutes Summary - October 25th, 2016

Financial Report

Period Ending 8/31/2016 - The Operating Account balance is \$84,192.54. The total Reserve Account balance is \$544,747.30. The final total cost of the asphalt project is \$605,234.53 which is now paid in full and reflected in the current reserve account balance. The original contract cost was bid at \$604,471.16 so the final projected cost is \$763.37 over the original contract amount. The balance on the asphalt loan is \$223,619.81. The Accounts Receivable balance is \$7,980.24. Monthly Income was \$58,988.00 with expenses of \$61,345.00. Total assets as of August 31, 2016 is \$637,891.83.

Period Ending 9/30/2016 - The Operating Account balance is \$74,879.58. The total Reserve Account balance is \$558,138.25. The balance on the asphalt loan is \$219,865.97. The Accounts Receivable balance is \$6,697.44. Monthly Income was \$59,358.00 with expenses of \$70,301.00. Total assets as of September 30, 2016 is \$640,687.

Independent Financial Review Proposals - The proposal from Terry J. Tagwerker CPA as submitted for a cost of \$900.00 was approved to audit the financial statements for year ending 12/31/2016 and to prepare the federal and state income tax returns for year ending 12/31/2016.

Presidents Report - See front page

Committee Reports

Architectural - Thirty-three (33) applications were submitted with thirty-one (31) reviewed and approved. The Board of Directors, the Architectural Committee and the Governing Documents Committee has spent the past several months reviewing the Architectural Standards. Portions of the guidelines have been amended to more clearly define homeowner exterior maintenance responsibilities as well as allow for more use of drought resistant landscape. A full copy was distributed to the Membership on September 12th for a minimum 30 day review and comment period. A motion was made, seconded and carried to adopt the amended architectural guidelines as submitted to the Membership on September 12, 2016 and to be made effective immediately.

Landscape - Management continues to monitor the progress and level of service provided by Westwind. A punch list of pending items dated 10/17/2016 was provided to the Board for review. No further action was taken or needed at this time. The Board reviewed several landscape enhancement proposals provided by Westwind. All proposals have been tabled pending funding availability. The Board reviewed a proposal from Westwind to remove 1 dead Eucalyptus tree and 1 dead Pine tree on Victoria Park Way. After review and discussion, a motion was made, seconded and carried to approve the proposal as submitted for \$700.00.

New Business

Concrete Sidewalk Replacement Proposal - The Board reviewed competing proposals to remove the concrete at the corner of the clubhouse driveway entry and replace with an ADA compliant concrete ramp with ADA warning pads. A motion was made, seconded and carried to approve the proposal from Westwind for a cost of \$2,100.00.

November Calendar of Clubhouse Events

- Wednesdays** - Card Games & Snacks - 9 am
Contact Shirley 619.659.0562
- 11/16 Wed.** - Alpine Fire Safe Council 7 pm
- 11/17 Thurs.** - Community Book Club 6:30 pm
- 11/18 Fri.** - Community Game Night 6:30 pm
Contact Kathie 619.445.1174
- 11/15 Tues.** - CHCA Board Meeting 6:30 pm

