



# Crown Hills Newsletter September 2016

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## 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

[www.crownhills.org](http://www.crownhills.org)

619.659.3520

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## 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

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San Diego, CA 92120

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## Annual Meeting of Members and Election

Crown Hills Clubhouse

Tuesday, Sept. 27th 2016

at 6:30 p.m.

## President's Message

As I sit down to type, I think back two years when I was elected to the Board. I was very proud to be elected and made it a point to set two goals for our Board. The first was to complete the Well project and the second was to complete the road paving project. Over the course of two years both of these goals were accomplished along with several other projects. The Board, working cooperatively, installed LED lighting to the clubhouse parking lot, replaced the pool fencing, installed security cameras in the clubhouse and RV storage area, selected a new landscape company, remodeled the office and dance floor in the clubhouse, and hired a new Assistant Property Manager. All of this within two years. The Board adopted a 2017 budget which will provide funding for other infrastructure repairs and allow the Association to provide you with the same services WITHOUT increasing homeowner's dues. I want to thank Board Member Bob Soto for his leadership in developing this budget.

The Board also adopted new Architectural Standards for our Association. Kudos to Pat Bowles who chaired this rewrite committee. Members who volunteered to assist Pat in the rewrite are Frank LoCicero, Chuck and Francine Ritchie, Mike Wilmers, Tito Cruz, and "Snake" Houghton. Your work is greatly appreciated.

No one Board member can take full credit for these accomplishments. This work was a team effort. It has been my pleasure to work with such a dedicated team. Our property manager Joe Apparito and Candace Hilderbrand have been a tremendous resource to the Board and community.

You have a chance to make a difference in our community by submitting your election ballots to Candace ASAP and volunteering to serve on ANY of the committees. I want to say Thank You to You, the community members, for your confidence in electing me to serve on your Board. Your support these past two years is greatly appreciated. I will continue to work to make our community a place where others want to live. REMEMBR TO VOTE.

Respectfully,

*John Slatinsky*  
President



## Alpine Garden Club

Join us for our first meeting after all the great summer parties. We will meet September 8th 5:45 p.m. to 7:45 p.m. at the new Alpine library 1752 Alpine Blvd. Alpine Ca. Our September speaker Dawn Standke is a UCCDE Master Garden volunteer and an Edible Landscape Trainer. She has helped people create beautiful sustainable gardens that consume fewer resources; water, pesticides, fossil fuel and labs, and gives back more edibles, more birds, butterflies etc. We will move outside for a hands on workshop, where we will plant a container of micro greens to take home, to grow and eat in about one and a half weeks. The public is invited to our meeting. If you have any questions feel free to contact [hildehinch@att.net](mailto:hildehinch@att.net)  
Gwen Krushensky - Secretary Alpine Garden Club

## Alpine Women's Club

Alpine Woman's Club Monthly Luncheon September 20th at 12:00 pm. The Alpine Woman's Club is open to all East County Women and is located at 2156 Alpine Blvd. Our Mission is to provide opportunities for women to meet and socialize, to maintain the Historic Alpine Town Hall, built in 1899, and to hold fundraiser's for our scholarship fund. So far, they have given away \$115,000 in scholarships to local, college bound seniors. The Woman's Club also holds special events such as the Victorian Tea in April and the Christmas Home Tour which will be on December 10th from 10am to 3pm. If you are interested in learning more about the club then please make a reservation to attend their monthly meeting/ luncheon. Contact Joanie Bogle [jnrbogle@cox.net](mailto:jnrbogle@cox.net) or (619) 328-5728. Information about events and programs can also be found on their website at [www.alpinewomansclub.org](http://www.alpinewomansclub.org) or our Facebook page!



## Community Yard Sale - September 24th

The much anticipated community yard sale event is coming up. Hours are 8 am to 2 pm with clean up by 3 pm please. No personal signs are allowed on the property or along Victoria Park Terrace but you can post the event on-line to bring in more shoppers.

## Halloween Guards

If your license does not have your Crown Hills address in it or if you are expecting guests, please let the office know. The entrances will be guarded and no one will be permitted to drive in to the community unless they have valid ID showing they live here or have their name on the guest list.

## Event Coordinators

Your association needs an event coordinator. If you like event planning and have time to shop, please consider being our new event coordinator.

## Storage Locker Safety

When did you last check the lock & flush bolts on your storage locker? If you have a locker in the local RV Lot, please take a moment to check the doors to make sure they are locking properly. If there is an issue, contact the onsite office to see if we can help.

## Service for Eleanor LoCicero

The funeral service for Eleanor LoCicero will be celebrated on September 17 at 11:00 a.m. at the Queen of Angels Roman Catholic Church 2569 W. Victoria Dr., Alpine CA 91901

## September Calendar of Clubhouse Events

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

**9/21 Wed.** - Alpine Fire Safe Council 7 pm

**9/15 Thurs.** - Community Book Club 6:30 pm

**9/16 Fri.** - Community Game Night 6:30 pm  
Contact Kathie 619.445.1174

**9/27 Tues.** - CHCA Board Meeting 5:00 pm  
Executive Session Only (Closed Meeting)

# PLEASE REMEMBER TO VOTE



## Please Return Your Ballot

Less than 50% of homeowners have returned their ballots for this election so far. PLEASE return your completed ballot to the onsite office soon. If you need a new ballot, we can help! Ballots must be received by September 27th by 4 pm.

## Board Meeting Minutes Summary - August 30, 2016

**2016 Board Candidate Introductions** - Board Candidate John Slatinsky was present to introduce himself and provide a brief description of himself and his time here serving on the Board. A brief statement was read from Board Candidate Cindy Slatinsky who was not in attendance. Board Candidate's Casey Myers and Ron Torres were not in attendance.

**President's Report** - Please see front page

**Chief Financial Officer's Report** - The Operating Account balance is \$86,451.60. The total Reserve Account balance is \$597,925.46. The final total cost of the asphalt project is projected to be \$605,234.53 of which \$551,917.28 has been paid and is reflected in this reserve account balance. The original contract cost was \$604,471.16 so the final projected cost is \$763.37 over the original contract amount.

The Accounts Receivable balance is \$7,719.29. Pre-paid Income totaled \$20,150.19. Monthly Income was \$59,787.00 with expenses of \$64,046.00. Total assets as of 7/31/2016 is \$693,068.10.

**2017 Draft Budget Review/Approval** - The Board of Directors and the Budget Committee has spent several months working on next year's budget. During this process, the Board took into consideration the month-to-month operations of the Association, increased maintenance costs due to the aging of the infrastructure, the strength of its reserve funds as well as ever increasing gas & electric rates. After careful consideration and discussion, a motion was made, seconded and carried to approve the 2017 Budget with no increase in next year's monthly assessment. The monthly assessment shall remain the same at \$143.00 per unit, per month beginning January 1, 2017. The trash/recycle service will continue to be billed separately as it has been. At this time, the Board of Directors does not see the need for a special assessment during the coming year.

### Committee Reports

**Architectural** – The Committee and the Board have completed a draft of architectural guideline amendments for review and approval for distribution to the Membership. The Members shall have a minimum of 30 days to review and comment on the proposed amended architectural guidelines. The Board may vote to adopt the amended guidelines at a regularly scheduled board meeting on 11/22/2016.

**Landscape** – There are many areas needing attention including irrigation issues that have kept all busy. Management shall monitor the progress and level of service.

### Unfinished Business

**Community Asphalt Repair/Replacement Update** - The asphalt repair/replacement project has been completed by George Weir Asphalt to the full satisfaction of the Board. The decomposed asphalt road alongside the well area has been covered with 2" of tan colored decomposed granite to the satisfaction of the board. A copy of the Asphalt Consultant's final report was provided to the Board for their review. Copies are available at the community office for residents wishing to obtain a copy.

**Pool/Spa Fencing** - Canyon Fence is in process of removing and replacing the existing pool fence with a taller fence with picket at the top to better secure from trespassing. A metal picket fence extension shall also be added to the top of the block wall surrounding the spa. The pool area is shut down for 3 days while work is in progress.

**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.

**New Business** - No new business

**Thank you to everyone who attended the meeting.**

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