



# Crown Hills Newsletter July 2024

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## Board of Directors

**President**  
Bob Soto

**Vice President**  
Tito Cruz

**Secretary**  
Ron Torres

**Chief Financial Officer**  
Karen Ramey

**Member**  
Cheryl Beatty

**Property Manager**  
Joe Apparito

## Crown Hills Community Office

Laura Arnold  
1821 Victoria Park Terrace  
Alpine, CA 91901  
www.crownhills.org  
619.659.3520  
crownhills@360hoa.com

## Office Hours

Monday - Thursday  
8:30 AM. - 5:30 PM  
Friday 8:30 AM-12:30 PM.

## Newsletter-Editor

360 Community Management

## Emergency Contact

360 Community Management  
10769 Woodside Avenue #210  
Santee, CA 92071  
619.270.7360  
www.360hoa.com

## Board Meeting

Crown Hills Clubhouse  
Tuesday, July 23, 2024  
6:00 pm

## President's Message

Happy 4<sup>th</sup> of July:

*We on this continent should never forget that men first  
crossed the Atlantic not to find soil for their ploughs  
but to secure liberty for their souls.*

*~Robert J. McCracken*

Happy Birthday to all the July birthdays!

Well, the heat has arrived and it looks like it's here to stay. It's a good time to use the pool to stay cool. It's also a good time to check your defensible space around your property to ensure trees are trimmed away from the house, gutters are free of debris (dry leaves and needles are fuel), no fire wood or other fuel within 30 feet of your home. There have been numerous fires already in the state of California, several in Southern California.

As a reminder all and any architectural changes or additions to your property must be approved prior to being made or added. Please check with Laura at the office and submit a Architectural Form when doing so.

I am working closely now with the new Republic Services trash company account manager for Crown Hills. They apologize for not getting the green cans, and some recycle cans this past week. After a lengthy conversation I believe we should be back on track going forward. If you have any issues with trash pick up please contact Laura at the office.

Our next meeting is on Tuesday, July 23 at 6:00 pm, we look forward to seeing you then!

*Regards, Bob Soto, Board President*

## Caregiver Support Group - Connecting, Sharing, and Caring

Are you a caregiver for a loved one? Caring for someone with Dementia, Parkinson's, etc., can be overwhelming. You're not alone – let's navigate this journey together. Join our supportive community where you can:

- Share experience and challenges
- Access valuable resources
- Learn coping strategies
- Find emotional support

## Details

*Date:* 1<sup>st</sup> & 3<sup>rd</sup> Wed of the month  
*Time:* 10 am – 11 am  
*Location:* Alpine Community Center  
*Contact:* Bob Soto 619.772.6464

**WE NEED YOU!**

Two (2) seats are up for election on the Board this year! Take a moment to consider joining our great group of HOA Board Members. Need a nomination form? They are available in the office. It takes good people like you to step up and become a HOA Board Member. Please consider joining a great team!

Due date for turning in your form is July 15th.

**HOA Elections Are Coming!**

If you have recently made changes to your contact information, please, be sure to let the office know. Lots of owners are changing to cell phones only. Make sure we have your new phone number. Thanks.

**Planting on Common Area**

Please do not plant any plants or trees on common area! This adds work for our Landscape crew which the HOA has to pay for. Keep in mind, as we find unauthorized plantings, the homeowner will be asked to remove it at your cost. If you would like to request an easement for planting, which requires you take care of the maintenance, please contact the onsite office for more information.

**Clubhouse Facilities Important Reminders**

Remember your guests may not use any of the common area facilities without you being present! **It's a Rule.** Children 16 and under may not use the Gym without an adult present.

**Private Pool Parties Are Not Permitted**

- ✓ Members may **not** have more than six (6) guests in the pool area at any time unless prior written approval is obtained from the onsite manager. (Rule 3.4)
- ✓ Alcoholic beverages are prohibited in the pool area. (Rule 3.7a)

**Free Snake Removal**

There have been several rattle snake sightings in Crown Hills Community. If you find a snake, please contact Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake.



**Pet Waste**

When walking your pets, please be careful they don't relieve themselves in homeowners yards. If they do, clean up after them. We are finding full pet waste bags left on the grass areas. We have Pet Waste Stations throughout the community for your convenience. We ask that you discard your full pet waste bags at the stations or at home.

**No Paws on Hot Pavement**

Is the pavement safe for your dog to walk on? Take off your shoe and try to stand on the pavement for 10 seconds. If it's too hot for you, it's too hot for your pet.

**Barking Dogs**

Don't allow your dogs to bark for long periods of time, Be courteous to your neighbors. Friendly reminder - excessively barking dogs is against the Rules.



**Bulk Item Pickups**

The bulk item pickup policy has changed. Bulk item pick is no longer free. There are extra fees for this service. Please call Republic Services at 619.421.9400 to request bulk item service.

**After Hours Common Area Emergencies**

To report a common area emergency after hours please call 360 Community Management at **619.270.7360** and follow the prompts.

**Clubhouse Activities**

- Wed** - Card Games & Snacks 9:00 am  
Contact Hilde 619.659.8707
- Thursday** - Garden Club  
Contact Hilde 619.659.8707
- Fourth Tue** - CHCA Board Meeting 6:00 pm



## Board Minutes Summary - June 25, 2024

### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of May 28, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of May 28, 2024, in which the Board reviewed the collection report and violation log, and reviewed homeowner correspondence. MSC to approve the Minutes as presented.

### Financial Report

Period Ending May 31, 2024: The Operating Account balance is \$70,679. The total Reserve Account balance is \$889,537. The Accounts Receivable balance is \$3,391. Monthly Income was \$81,735 with expenses of \$74,466. Total assets are \$948,248. MSC to approve the financial report as presented for filing pending independent financial review.

**2024 Reserve Study:** The Board reviewed a proposal from Barrera & Company to prepare the 2024 reserve study with no on-site inspection. MSC to approve the proposal as submitted for a cost of \$600.00.

### Committee Reports

**Architectural Committee** Chair Michael Beraud was present and presented a report for this period. There were 3 new requests received, there were 7 projects initially approved, and 5 projects finalized for items such as fencing, painting, solar, windows, etc.

**Landscape:** There were no major issues or concerns at this time.

**Pool/Spa:** There were no major issues or concerns at this time.

### Unfinished Business

**Clubhouse Flooring Replacement:** A Committee has been formed and proposals have been obtained to replace the old, worn carpeting in the community clubhouse. The Committee will make a final recommendation to the Board for final approval. A moisture test has been completed with good results. The Committee will also research clubhouse furniture replacement and provide recommendations to the board. These items will be on the next agenda for approval.

**Storm Swale Pipes:** A section of storm water pipes along Columbine has been damaged through erosion. Contractors have been on-site to evaluate the damage and recommend repair solutions. Downstream Services has completed work to camera all the storm water lines in the community to better understand the scope of the damage. A video has been provided. The Board and Management will review a summary report with the contractor to determine the best course of action to take next.

### New Business

**2024 Annual Meeting & Election:** The Annual Meeting & Election will be held on Tuesday, September 24, 2024, at 6:00 p.m. in the community clubhouse. There are two (2) open board seats up for election with a term of two (2) years each. Candidate forms have been distributed.

Per California Civil Code, if, at the close of the period for making nominations, there are the same number or fewer qualified candidates as there are Board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

**Maintenance Update:** New replacement signs were installed around the pool area. Several pool fence panels were re-secured, a new fan was installed in the gym, and green transformer boxes are being re-painted as funding allows.

### Homeowners Forum

Members were free to speak on any matter of interest to the Community. Questions regarding minor community landscape issues were answered.

The next board meeting is scheduled for July 23, 2024

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## 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

**Notary Service** - Carol Shue. Call 619.219.1996

**Attorney** - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620

[lghianni@lglaw.com](mailto:lghianni@lglaw.com)

**Home Loans** - Many different home loan products including renovation loans. Great option for those remodeling. Mark Lindsay with Supreme Lending has been a resident since 2001. Give me a call! 619.838.1511

**MT Security & Investigation's** We offer Surveillance's and all types of Investigations. Training to get a guard card or Firearms permit available. Call 619.303.3104 or [www.mtsecurityandinvestigations.com](http://www.mtsecurityandinvestigations.com)

**Wealth Management** - CCMi offers fee-only financial planning and investment management services for individuals and business owners. [www.mycemi.com](http://www.mycemi.com) call 619.298.3993 or email [brian@mycemi.com](mailto:brian@mycemi.com)

### HEALTH & BEAUTY

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

[www.mariellarocha.com](http://www.mariellarocha.com)

**Beaded Jewelry** - Grand Opening of Igugu Beads! Fun and affordable jewelry! Unique earrings, necklaces, and lanyards. Sign up and get a 20% discount code. [www.igugubeads.com](http://www.igugubeads.com) [www.grastontechnique.com](http://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.

**SAVVI Fitwear** - Men and women's workout, loungewear from a community based lifestyle brand. Marisol.thorn@yahoo.com or visit my site: <https://www.savvi.com/SeaSun>

### HOME CLEANING, MAINTENANCE & REPAIR

**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

**Artificial Grass and Hardscape** - Beautify and reduce water bills with turf, pavers, flagstone and drought tolerant plant installation. Call Randy 619.787.8987

**Love That Entry Look?** - Call for veneer application, walls and voltage lighting. Also Garage door springs. Randy 619.787.8987.

**Spa Repair** - Hot tub/Jacuzzi spa repair, parts and chemicals. 20+ years experience. Contact Mike Miller at 619.757.0070 or

[spa.partsonline619@gmail.com](mailto:spa.partsonline619@gmail.com)

**Solar** Contact Mario 619.654.6966 or email to

[mario.cabading@sunrun.com](mailto:mario.cabading@sunrun.com).

**Moser Construction**: Call Rick Moser at 619.247.2129 or via email

[Moserconstruction@msn.com](mailto:Moserconstruction@msn.com)

**Rattazzi Electric** - Owned & operated by Beau Rattazzi. 25 + years experience. Please call for a free consultation if you live in Crown Hills. 619.599.3136. CA LIC #868778.

### REALTY SERVICES

**Haywood Realty Group** - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

**Kathie Pelletier** - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. BRE #00903337 Call 619.445.1174 or 619.227.9092

**Jessica Wolf, Realtor** - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? [jessicawolf@bhhsca.com](mailto:jessicawolf@bhhsca.com) 619.250.0962

### 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](http://www.alpinemusiclessons.com)

**Guitar Performance/Instruction** - University instructor with six CDs (on iTunes) Classical, Nuevo Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.820.4406. [www.milesclassicalguitar.com](http://www.milesclassicalguitar.com)

### MISCELLANEOUS

**BOFFO Entertainment** - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: [www.boffoentertainment.com](http://www.boffoentertainment.com) 619.760.6304

**Back To Basics Tutoring** - My home or yours. Grades 1st-5th Emergency Credentialed Retired Teacher. Call Patti @ 619.820.3707.

**Original Hand-Made Items**, and original artwork. Search Pattimadegoods on [Etsy.com](https://www.etsy.com). or visit in-home studio. Call Patti at 619.820.3707

**Executive/Performance Coaching** - Got a personal or professional goal? Let's talk about it and get you some momentum in your career or business! Call Joe 989.640.0430, or [Joseph@momentacoaching.com](mailto:Joseph@momentacoaching.com)

**Yosemite Vacation Rental** - Minutes to Yosemite National Park & Bass Lake. Contact Gabriela [bookyosemitcabins@gmail.com](mailto:bookyosemitcabins@gmail.com) or [airbnb.com/h/yosemiteshiddenhaven](http://airbnb.com/h/yosemiteshiddenhaven)

## SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Residents of Crown Hills are welcome to submit ads in writing or via email [office@crownhillshoa.sdcoxmail.com](mailto:office@crownhillshoa.sdcoxmail.com)

3 line maximum - Ads published as space permits

If advertising a business, it must be your business and be in compliance with any local, state or federal laws, including a valid license or permit if applicable.

Crown Hills is not responsible for verifying your information is correct. However, we reserve the right to pull your ad if you do not meet these requirements. Crown Hills is not liable for nor recommends any listed services. This page is a courtesy to Crown Hills residents only and is not published online.



You can receive this Newsletter by email! Save trees and sign up at the Crown Hills Office to receive your HOA News electronically. Homeowners can also receive other important information via email like Association updates, courtesy notices and reminders.