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Board of Directors

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Bob Soto

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Cheryl Beatty

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Crown Hills Community Office
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www.crownhills.org
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Office Hours
Monday - Thursday
8:30 AM. - 5:30 PM
Friday 8:00 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, June 25, 2024
6:00 pm

President's Message

Happy birthday to all the June birthdays. This month we have Flag Day on Friday, June 14, Father's Day on Sunday, June 16th and summer starts on Thursday, June 20th.

We have found our replacement for the in-office position! Her name is Laura and she has a very impressive resume and at one time worked with Elizabeth. Please join us in welcoming her to Crown Hills. She will start on Monday June 3rd in the 360 Community Management office for training, and then will be at Crown Hills ASAP after training.

I know we have talked about vents and the importance of having them updated before, however, I am going to talk about them again due to the fires that occurred on May 11, 2023 in Laguna Niguel. There were at least 20 multi-million dollar homes that were destroyed as a result of this fire.

The fires did not approach the homes directly as this is a gated community and no brush was directly next to them. Due to high winds coming off the beach the brush near the beach created a huge amount of embers that blew into the house vents, caught the roofs on fire, which caused the entire home to burn. Then houses next to the ones that caught on fire were impacted and caught on fire as well. So, as you can see if one house has updated vents and others don't, the ones with them are impacted by the ones that didn't have updated vents.

Sunrise Power Link is still offering the grant for the updated, Brandguard Vents, that are approved and help prevent fires. With the grant the out-of-pocket cost is very reasonable and can save your house as well as your neighbors. For more information, please visit www.sunrisepowerlinkgrants.com/2024.



Our next HOA meeting is June 25th at 6:00 p.m.. We welcome all homeowners to attend and enjoy ice cream while you are there.

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
- Learn coping strategies
- Find emotional support
- Access valuable resources

Details:
Date: 1st & 3rd Wednesday of the month
Time: 10 am – 11 am
Location: Alpine Community Center
Contact: Bob Soto 619.772.6464

Important Pool Rule Reminders

- ✓ Per SD County regulations - the pool gate must be closed at all times! **Do Not prop it open!** Do not open the pool gate for anyone! All homeowners have a fob to gain access.
 - ✓ All food and beverage must be stored in unbreakable containers (**NO GLASS**). **Alcoholic beverages are prohibited.**
 - ✓ Persons who are not toilet-trained may not use the pool or spa. Wader pool is allowed.
 - ✓ You must be over 4' 6" tall to be in the spa.
 - ✓ You are allowed **only 6 guests per household.**
- Violation letters will be issued to offenders, remember there's 24/7 video surveillance at the pool.

Snakes



There have been several rattle snake sightings in the 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.

Clubhouse Sidewalks

Please remind your children that bike riding, skateboarding or any type of wheeled toys are not allowed around the clubhouse or surrounding sidewalks. It is not safe for pedestrians.

Pets

At Crown Hills we love our pets! Please help us keep our pets and our community healthy by cleaning up after your pets.

- ✓ Any litter or waste deposited by dogs or cats in the common areas must be removed **immediately** by the owner of the animal involved. There are doggie waste bag stations located throughout the property for your convenience!
- ✓ Pets **must** be kept on a leash **at all times** while in the Crown Hills common area.
- ✓ Please do not allow dogs to bark or howl for long periods of time or on a continuous basis.



Fire Pits

According to the Alpine Fire Protection District, above ground fire pits require a clearance of 25 feet from combustibles. Enclosed fire pits require 10 feet of clearance from combustibles. Please use extreme caution if you decide to use a fire pit in your yard!

RV Lot Electrical Outlets & Dumpsters

Please be reminded RV lot electrical outlets are to be used only to charge your RV the night before you take a trip. Be advised RV'S left connected for several days will be disconnected.

NOTE: The dumpster in the RV Lot belongs to the landscapers. Do not dump your trash in their dumpsters.

Scam Mail and Phone Calls

We have recently received reports of increased activity with scam letters and phone calls. Please be very cautious, verify with the source before sending any payments. Never give your personal information over the phone.

Bulk Item Pickups

It has been recently brought to our attention by Republic Services that they have changed their bulk item pick up policy. They are NO longer picking up appliances or electronics, and bulk items must be 60 lbs or less.

Bird Feeders

Do not place bird feeders on common area grounds. They attract squirrels, rats and gophers! These critters are damaging our community slopes. We appreciate your help!

Clubhouse Activities

- Wednesdays** - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Fourth Tue** - CHCA Board Meeting 6:00 pm

Congrats

Graduate

Board Minutes Summary - May 28, 2024

Fire Mitigation Grants

Bonnie Burchill of Sunrise Power Link was present to discuss fire mitigation in and around the community and ways that homeowners can help to protect their properties. The Fire District highly recommends that all homes keep any dead plant materials and shrubs at least five feet away from any structure. Financial incentives are available from the Fire District to better secure homes from fire threats. The Board and all members present thanked Bonnie for attending and being immensely helpful. Brochures and additional information were left for residents to obtain at the community office.

Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of April 23, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of April 23, 2024, in which the Board met with owners at their request, reviewed the security report, reviewed the collection report and violation log, and reviewed homeowner correspondence. MSC approve the Minutes as presented.

Financial Report

Period Ending 04/30/2024: The Operating Account balance is \$72,290. The total Reserve Account balance is \$872,790. The Accounts Receivable balance is \$3,167. 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.

Committee Reports

Architectural No report at this time

Landscape No report at this time

Pool/Spa No report 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.

Proposed Rule Amendments MSC to adopt the amended rules, regarding clubhouse rental and RV storage fees, as presented and to be effective immediately.

Brow Ditch Repairs This item will remain on the agenda pending funding availability.

RV Lot Fencing This item will remain on the agenda pending funding availability.

New Business

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. The Board reviewed a proposal from Downstream Services to camera all of the storm water lines in the community to better understand the scope of the damage. MSC to approve the proposal as presented for a cost of \$4,616.

The Board reviewed a proposal from Downstream Services to reline approximately 380 lineal feet of damage storm drain line. MSC to approve the proposal as presented for a cost of \$77,445, with condition that the Crown Hills resident engineer provides a final recommendation for this work.

Homeowners Forum

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

The next board meeting is scheduled for June 25, 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@lglawsd.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 him 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

Wealth Management - CCMI offers fee-only financial planning and investment management services for individuals and business owners. www.mycemi.com call 619.298.3993 or email brian@myccmi.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

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 www.grastontecnicque.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

Solar Contact Mario 619.654.6966 or email to

mario.cabading@sunrun.com.

Moser Construction: Call Rick Moser at 619.247.2129 or via email

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

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 619.250.0962

Haywood Realty Group - Brent & Tamara Haywood 619.206.2705 and 619.368.6510

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

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

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 619.760.6304

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

Original Hand-Made Items, and original artwork. Search Patti made goods 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

Yosemite Vacation Rental - Minutes to Yosemite Nat'l Park & Bass Lake. Contact Gabriela bookyosemitcabins@gmail.com or [airbnb.com/h/yosemiteshiddenhaven](https://www.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

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.