



**Crown Hills
Newsletter
September
2024**

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Board of Directors

Interim President
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Vice President

Secretary
Ron Torres

Chief Financial Officer
Karen Ramey

Member
Cheryl Beatty

Property Manager
Joe Apparito

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Annual Board Meeting

Crown Hills Clubhouse
Tuesday, September 24, 2024
6:00 pm

President's Message

Happy Birthday to all those born this month! My wife and I get to celebrate ours as well.

National Days:

Labor Day – 09/02

Patriot Day – 09/11

My last day on the board – 08/27.

Yes, you read the last line correctly. I have been on the board for 9 years and stepping away from my 10th year, for several reasons. One of which I pondered about revealing, and after much thought I feel it's necessary and could be helpful to others to reveal why. The primary and most important reason is due to my wife's health. She has a neurological cognitive impairment disorder that requires 24/7 care.

There is a lot she is still able to do, thus the reason I sold my insurance agency at the end of last year, so we can travel, visit family, and other things while we still can. I have read many books and watched many videos about her illness and facilitate support group meetings at the Community Center regarding the illness, as knowledge and awareness is a must to better understand what the caregiver and patient is dealing with. It's important to get the illness diagnosed and be aware of what the future will bring, since there is no cure for the illness.

Thank you for your support towards me and the rest of the board over the last 9 years. I will still be an active participant in the community. The last thing I wish for our community, for every homeowner is that you all have pride of ownership of your property. There are mostly very well-kept homes in our community, however, there are some that require attention.

As an insurance agent this was instilled in us agents by our operators to make sure every home we insured is one we would be proud to write. So I ask that you look around your property and ask yourself, or you can ask me, is your property one that you are very proud of and would want it shown as an example.

Our next meeting is our annual meeting in which new board members will be announced and a review of this past year and what the future looks like. The meeting is on September 25th, at 6:00 p.m.

Sincerely, Bob Soto, Board President

2024 Annual HOA Meeting and Election

The Association's Annual Meeting is scheduled for Tuesday September 24, 2024. at 6:00 p.m. in the Community Clubhouse.

The candidates for the 2024-25 Board are:

Michael Beraud, Wayne Buday, Ron Torres, Pam Price.
See the candidate statements on page 2 of this newsletter



Please Turn In Your Ballot

Please return your completed ballot to the onsite office soon. Ballots must be received by September 24th at 6 pm. Make sure your ballot is in the envelope provided, sealed and signed, otherwise it is not valid. If you need a new ballot, come to the onsite office. We need your vote.

Candidate Statements

Michael Beraud

My wife and I have been residents of Crown Hills since 1997. I'm running for the Crown Hills Board of Directors because I want to help Crown Hills continue to be a welcoming and thriving community.

I've had the privilege of being a member of the Crown Hills Architectural Committee for the past two years and have worked closely with the board of directors. In the past, I served on the Crown Hills Board of Directors for two years.

I'm a retired principal and have experience serving on various boards of directors. It would be an honor to serve on the Crown Hills Board of Directors.

Wayne Buday

My wife Kathy and I have lived in Crown Hills for over 7 years. We are both retired and really enjoy the community and the people.

Previous experience has included positions as an investment advisor with a Series 7 license followed by 10 years as a small business owner. After selling the business I worked for various IT Managed Services companies all onsite at Pfizer La Jolla as a team lead and manager.

For about a year now I have assisted on the Architectural Committee. With my prior experience, I believe I can make a positive contribution to the HOA Board.

Pam Price

Hi, I am Pam Price and a candidate for the board. My husband, Pat and I moved here a year ago to downsize from our larger Alpine home. We love Alpine and appreciate the conveniences and friendliness of the Crown Hills community.

We have never lived in a HOA before but appreciate the care that we see in people's homes, yards and community and are proud to say we live here.

Ron Torres

I have served on the Board for seven years. I would like to continue working for our community.

Caregiver Support Group

Join our supportive community. For more information *Contact:* Bob Soto 619.772.6464

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)

On Sunday 25, 2024 Sue Donna said goodbye to her beloved husband, **Jim Hook**. Jim was the second Board President of the Crown Hills Community and spent 12 years in charge of Landscaping. Jim was instrumental in the well project that saved a lot of money for Crown Hills. Those who knew him, know what a great guy he was. He will be missed.



From the Office a Special Thanks

To all homeowners that work hard on maintaining their landscapes. Your contribution to keep a beautiful community is important and so appreciated!

Community Yard Sale October 12

The semi-annual community yard sale event is coming up. The hours are 8 am to 2 pm with clean up by 3 pm. 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 2024 Guards

Security Guards will be posted at all community entries. Only residents will be allowed to drive in the community during this time. If your Driver License / ID does not have your Crown Hills address or you are planning to have guests, please contact the onsite office to be added to the list at crownhills@360hoa.com. If you don't have access to email, please turn in a handwritten request. **It must be received in writing. No phone requests.** If you are not on the list, guards will not let you in.



Library Hours

The Crown Hills Library is open during office hours.

Monday - Thursday 8:30 am - 5:30 pm
Friday 8:30 am -12:30 pm

Clubhouse Facilities Important Reminders

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.

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 - August 27, 2024

Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of July 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 July 23, 2024, in which the Board reviewed damaged storm water pipe issues, met with a homeowner upon their request, reviewed the collection report and violation log, and reviewed homeowner correspondence. MSC to approve the Minutes as presented.

Financial Report

Period Ending July 31, 2024: The Operating Account balance is \$19,084. The total Reserve Account balance is \$902,893. The Accounts Receivable balance is \$5,211. Monthly Income was \$79,595 with expenses of \$135,049. Total assets are \$927,189. MSC to approve the financial report as presented for filing pending independent financial review. There were some big-ticket items paid for this month including brush abatement, a large water bill due to some issues with the well that have been corrected, and the community insurance payment was due.

Committee Reports

Architectural: Committee Chair Michael Beraud was not present but Wayne Buday presented a report for this period. There were five (5) new requests received, there were five (5) projects initially approved, and seven (7) projects finalized for items such as windows, doors, fences, etc.

Landscape: The well water has not been able to keep up with needed usage. City water is turned back on to apply extra irrigation during these hot months. Water usage has been over budget due to increased city water usage.

Heritage Landscape has submitted a proposal to convert several turf areas throughout the community with drought resistant landscape. Rebates are now available. This item will remain on the agenda for consideration.

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

Unfinished Business

Storm Pipes: Downstream Services has completed work to camera all the storm water lines in the community to better understand the scope of the damage. A summary along with cost estimates for relining has been provided by Downstream Services. The Board and Management will review to determine the best course of action in scheduling needed repairs. A town hall meeting of the owners will be scheduled once all the information has been obtained.

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 three (3) open board seats up for election. The two Candidates receiving the highest number of votes shall serve for two (2) year terms. The Candidate receiving the next highest number of votes shall serve a one (1) year term. Candidate forms have been distributed. Becky Schooler is the Inspector of Election. Candidates that were in attendance at this meeting introduced themselves to all present.

Asphalt Repairs: Proposals are being obtained for asphalt repairs throughout the community. This item shall remain on the agenda for consideration.

Clubhouse/Gym Window Screens: Proposals are being obtained to replace the old and deteriorating window screens on the gym windows.

Homeowners Open Forum

Members were free to speak on any matter of interest to the Community. Questions regarding parking issues and irrigation were answered. The current President, Bob Soto announced his resignation from the board. Everyone present thanked Bob for all of his years of service and for doing a great job.

Adjournment

With no other business to come before the Meeting, MSC to adjourn at 6:46 p.m.

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

gghianni@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 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

Wealth Management - CCMi offers fee-only financial planning and investment management services for individuals and business owners. www.myccmi.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.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

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 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

Yosemite Vacation Rental - Minutes to Yosemite National Park & Bass Lake. Contact Gabriela bookyosemitcabins@gmail.com or 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.