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Board of Directors

President
Tito Cruz

Vice President
Mike Beraud

Chief Financial Officer
Cheryl Beatty

Secretary
Pam Price

Director
Wayne Buday

Property Manager
Joe Apparito

Crown Hills Community Office
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1821 Victoria Park Terrace
Alpine, CA 91901
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Office Hours
Monday - Thursday
8:30 AM. - 5:30 PM
Friday 8:30 AM-12:30 PM.

Newsletter-Editor
360 Community Management

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

Next Board Meeting
Crown Hills Clubhouse
Tuesday, October 22, 2024
6:00 pm

President's Message

Hi Crown Hills community.

Where did the time go? Summer is almost over and the “Ber” months are here! Thank goodness it hasn’t been as hot as previous summer months. Mornings are much cooler indicating winter is just around the corner. Enjoy the rest of warm days by visiting the pool and spa, but please be mindful of our pool rules.

It’s still baseball season, but football has begun. Speaking of baseball, the Padres, our team is in the playoff!! Hope they go all the way.

We just had our election, and I would like to welcome our newest board members: Wayne Buday, Michael Beraud and Pam Price, all longtime residents of Crown Hills. I’m looking forward to working with them. Big thank you to our election committee for validating and counting the ballots. Well done!!

I am feeling very sad as I am writing this article for this month’s newsletter. Bob Soto, our president for the past few years informed us he is leaving his position as President for personal reasons. I have served with Bob for several years and I personally appreciate all he has done for this community. Under his leadership, we managed to finish many challenging tasks which were all completed as planned. I personally thank you for all you’ve done Bob. Your services will be sorely missed.



During the last meeting, the BOD had a very lengthy discussion about several pending major projects that need to be done. Some sooner than others. We met with our Legal Advisor to provide us with assistance on financing these projects. He agreed that we can use the reserve funds due to the cost associated with getting all of them done. The major project is the storm drainage system repairs which is expected to begin soon. More on this issue later.

I would like to close with a couple of reminders:
First– if you are planning on re-doing your yard or any improvement to your property, please ensure you submit properly completed Architectural Request Form available in our office or can be downloaded from our website.

Second – if you need to pick up your mail, please do not park in front of the mailboxes to get your mail. The curb is clearly painted red and there is a clear sign posted.

*Very respectfully,
Tito Cruz, Board President*

Election Results Congratulations new Board members! Thank you, Crown Hills Community for returning 140 ballots this election. The election results are:

- | | |
|----------------|---------------------------|
| Michael Beraud | Vice President, 2 yr term |
| Wayne Buday | Director, 2 yr term |
| Pam Price | Secretary, 1 yr term |

**Community Yard Sale
October 12, 2024**

Hours 8 am to 2 pm
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.



Message From The Postman

- ✓ **Wait** until mail delivery is completed and all mailboxes are closed before you approach the mail boxes.
- ✓ You must use your mailbox key to obtain your mail.
- ✓ The postman has to protect everyone's mail and packages.
- ✓ Trying to get to your mailbox while he is trying to deliver mail **is not acceptable**.

Pool Heater

The pool heater will be turned off the first week of November. The heater will be back on in the Spring.

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)

Motorized Bikes and Scooters

There have been reports of children riding electric bikes and electric scooters around the Clubhouse and in common areas. This is not allowed unless the driver holds a valid CA driver's license (*Rules 4.6*) Please be safe.

Halloween 2024 Guards

Security Guards will be posted at all community entries from 4pm to 9pm. 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 later than 5:00 pm on October 30th. No phone requests.**



Halloween Etiquette Reminders

- ✓ Be respectful of people's property and do not walk across landscaping.
- ✓ Supervise your children during the event.
- ✓ When you run out of candy turn off your lights.
- ✓ Beware of allergies, choose peanut free treats.
- ✓ A teal pumpkin indicates that the home has nonfood treats available for those with allergies.

**Crown Hills Holiday
Decoration & Lights Contest
3 winners will be selected.**

Decoration & Lights Contest Voting Process

- ✓ Homeowners may submit their vote using the ballot below or email crownhills@360hoa.com.
- ✓ One vote per household selecting 1st, 2nd and 3rd places.
- ✓ Voting period is between October 20th and 27th
- ✓ Please submit your vote to the onsite office by: October 28th
- ✓ All homes are eligible.
- ✓ If your were a winner last year, you will not be eligible for first place this year.
- ✓ Winners will be announced by November 4, on the bulletin boards.

Enjoy the Lights with family and friends! ...and vote!

Contest Winners Prizes will be as follows:

- 1st Place - \$100
- 2nd Place - \$75
- 3rd Place - \$50



Decoration & Lights Contest Voting Ballot

Please write address of your choice
on the appropriate line below

1st Place _____

2nd Place _____

3rd Place _____

Honorable Mentions

Submitter's address _____

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 - September 24, 2024

Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of August 27, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of August 27, 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 August 31, 2024: The Operating Account balance is \$30,617. The total Reserve Account balance is \$919,839. The Accounts Receivable balance is \$4,654. Monthly Income was \$80,024 with expenses of \$69,490. Total assets are \$955,111. MSC to approve the financial report as presented for filing pending independent financial review.

2025 Draft Budget: The Board of Directors has begun reviewing and discussing next year's budget. During this process, the Board will take into consideration the needs of the community. Costs for the month-to-month operations of the Association have increased in all categories of service provided here at Crown Hills. Brush abatement and tree maintenance remains fully funded due to the extensive and large size of the common property, to reduce fire liability and to be able to continue to obtain fire insurance. Due to needed storm water pipe damage costs, the reserve account is approximately 45% funded after these additional costs are incurred. An increase in the monthly HOA dues will be required to maintain a healthy reserve fund for future replacements and projects.

The Board is seeking to seat a committee of members to assist with drafting the 2025 budget. Any volunteers should contact the community office.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and has provided a report for this period. There were two (2) new requests received, there were two (2) projects initially approved, and five (5) projects finalized for items such as landscape, doors, fences, painting, etc.

Landscape: The landscape committee requested funding to update the community marquee area at the main entry on Gentian. This will be taken into consideration during budget discussions.

Heritage Landscape has submitted a proposal to convert approximately 23,850 square feet of turf area to be replaced with low water usage landscape. Currently, the State is offering rebates of \$3.00 per square foot for conversion. A meeting will be scheduled with Heritage to review more details. Tabled.

Pool/Spa: The Board reviewed proposals to apply a new textured coating to the pool/spa deck. Tabled.

Unfinished Business

Storm Swale Pipes: The Board has spent the past several months consulting with engineers and the Association's Attorney regarding the best options to repair damaged storm water piping and for funding the repairs. Funding will be drawn from current reserves with no need for any additional funding or assessments from the owners. The monthly dues will need to be increased to assist in replenishing the reserves so there is funding in place in the future to repair and replace common area components and maintain the community in a manner that owners expect. MSC to approve a proposal from Downstream Services to reline approximately 1,950 lineal feet of damaged storm water piping for a cost of \$372,301.

New Business

Asphalt Repairs: The Board reviewed proposals to fill/repair asphalt cracking throughout the community. MSC to approve the proposal from Asphalt & Concrete Enterprises for a cost of \$11,987.

Clubhouse/Gym Window Screens: Proposals are being obtained to replace the old and deteriorating window screens on the gym windows. This item shall remain on the agenda for consideration.

Clubhouse Wiring: The Board reviewed a proposal from Security 101 to reroute access control wiring in the clubhouse to be less noticeable and aesthetically pleasing. This item will remain on the agenda pending obtaining additional proposals.

Homeowners Open Forum Members were free to speak on any matter of interest to the Community. Questions regarding parking and vehicle rules issues and irrigation were answered.

Adjournment MSC to adjourn at 7:01 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

Mobile Notary Services by Sarah. 619.438.2993.

mobilenotaryservicesbysarah.com.

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

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

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

www.mycm.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 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

Caregiver Support Group Join our supportive community. For more information Contact: Bob Soto 619.772.6464

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.