



# Crown Hills Newsletter November 2024

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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

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

## Next Board Meeting

Crown Hills Clubhouse  
Tuesday, November 19, 2024  
6:00 pm

## President's Message

I would like to wish a very Happy Birthday to our great neighbors celebrating their birthday this month. May you all have many more to come.

I certainly hope everyone enjoyed Halloween. Some people probably ran out of candy, but the ones that have been here a while know better. It's because everyone in Alpine comes to Crown Hills – the safest place to drop off kids and pick them up later.

I failed to mention this in my letter last month, but I think it's worth sharing with everyone. On the 3<sup>rd</sup> of October 2003, Alpine was hit with the largest and most destructive wildfire since we've lived here in San Diego County. Our previous neighbor was a police officer, and, on that day, he informed me of a warning he received via his radio that we have only about 30 minutes to evacuate the area. I quickly notified as many neighbors as possible to warn them of this. With only a few minutes to spare, my wife and I gathered as many items as possible we thought we needed to take with us. We left as soon as we possibly could and drove off heading East on 18 followed by several neighbors. Westbound 8 was closed due to the direction of the fire.

While driving, I kept looking through my rear-view mirror and all I could see were huge flames. We first stopped at La Posta Casino. We saw lots of people there just like us trying to escape this wildfire. After about an hour, we decided to keep going further east and began looking for a place to stay not knowing when we would be able to return home.

Some of us ended up in a motel that took advantage of us by raising nightly fees on all of us. We stayed there for about 3 days. When things kind of calmed down a bit, we headed back home. The drive home was probably the most intense situation for me. We kept thinking about our house, did it catch on fire or not?

We had no source of information at all. As we exited via Tavern Road, my heart began pounding like it was going to come out of my chest. While exiting the freeway we looked in the direction of my house and let out a big scream when we saw our house still intact. We were so thankful our house was spared. It was covered with about 4 inches of ashes which took a couple of days to clean. We will never forget that day for as long as we live. Unfortunately, some of our neighbors lost their homes. A few days later, it was reported what caused the fire – a hunter was lost at Cleveland National Forest. He started a campfire to alert searchers, but it got out of hand because of strong Santa Ana Winds and quickly spread from there.

Our family had Thanksgiving dinner at my house. We were so thankful our house was spared during that wildfire.

Happy Thanksgiving to all of you. Afterall, we have lots to be thankful for.

*Very respectfully,  
Tito Cruz, Board President*



## Crown Hills 2024 Halloween Contest Winners Decorated House

**WE HAVE A TIE FOR 1ST PLACE!**  
**Last year's winners were not eligible**

1st Place: 2483 Larkspur Dr.  
1st Place: 2681 Lobelia Dr.  
3rd Place: 2362 Columbine Dr.

### Honorable Mentions:

2349 Columbine Dr  
1905 Verbena Terrace  
1934 Verbena Terrace  
2355 Columbine Dr



### Asphalt Repairs

Asphalt & Concrete Enterprises is scheduled to perform asphalt repair work in the community on:

Tuesday, **November 12th** 8:00 am  
to Friday, **November 15th** 4:00 pm

Access to and from your home will not be disrupted. We ask that you **do not park in the street** on these days.

### 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**.

### Portable Fire Pits

Covered pits require a 10' clearance and uncovered pits require a 25' clearance from buildings and other combustible structures or materials. Since most driveways are not 25' long here in Crown Hills, please remember that a cover may be required when using a portable fire pit in your driveway. Please never leave a fire unattended!

### Holiday Decoration Volunteers Needed

Come join the fun and help decorate the Clubhouse for the holidays. We will be decorating on December 3rd at 10 am and cleaning up on January 7th at 10 am. If you are interested, please call Hilde at 619.659.8707



Crown Hills  
Holiday Lights Contest  
December 16th - 21st

3 winners will be selected.  
Prize details coming in December

### Decoration & Lights Contest Nominating Process

- ✓ Homeowners may submit their nomination using email [crownhills@360hoa.com](mailto:crownhills@360hoa.com).
- ✓ One nomination per household selecting 1st, 2nd and 3rd places.
- ✓ Nomination period is between December 16th and 21st.
- ✓ Please submit your nomination to the onsite office by: December 21st
- ✓ All homes are eligible.
- ✓ If you were a winner last year, you will not be eligible this year.
- ✓ Winners will be announced by December 21st, 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

### For Sale by Owner

Cemetery Plots for Sale - Three (3) at Singing Hills Memorial Park, can be sold separately; each plot double occupancy. For more information, please call Darlene or text 619.569.8558.

### 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

## Hot Topic - Motorized Bikes and Scooters

Operators must be 16 years old and have a drivers license. (*Rules 4.6*). With continued reports of children riding electric bikes and electric scooters in the community, parents, please make sure that your children are not the ones violating the rules. Fines will be imposed to the offenders. Additionally, several places in the common areas and around the clubhouse have damage caused by tires of these vehicles.

## Board Minutes Summary - October 22, 2024

### Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of September 24, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of September 24, 2024, in which the Board met with a homeowner upon their request, reviewed the collection report and violation log, and held due process violation hearings. MSC to approve the Minutes as presented.

### Financial Report

**Period Ending September 30, 2024:** The Operating Account balance is \$3,835. The total Reserve Account balance is \$943,535. The Accounts Receivable balance is \$5,986. Monthly Income was \$71,077 with expenses of \$97,859. Total assets are \$951,822. MSC to approve the financial report as presented for filing pending independent financial review.

**2025 Draft Budget:** The Board of Directors has been 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. MSC to approve the 2025 Budget with an increase of \$25.00 per unit, per month. The new monthly assessment for 2025 will be \$240.

**2024 Independent Financial Review:** Pursuant to the California Civil Code, a review of the Association's Financial Statements must be performed annually by an independent and licensed California CPA. MSC to approve the proposal submitted by Sonnenberg & Company, CPAs to perform the 2024 Independent financial review for a cost of \$1,300.

**Lien letter** MSC that the Board authorizes a Notice of Intent to Lien letter be sent and that a Lien be recorded on a the property in the event payment is not received by the deadline imposed in the Intent to Lien Letter.

### Committee Reports

**Architectural:** Committee Chair Michael Beraud was present and has provided a report for this period.

There were seven (7) new requests received, there were five (5) projects initially approved, and three (3) projects finalized for items such as landscape, fences, painting, etc.

**Landscape:** The Board is reviewing options to convert turf (grass) areas to be replaced with low water usage landscape. Currently, the State is offering rebates of \$3.00 per square foot for conversion. A follow-up meeting will be scheduled with Heritage to review more details. This item will remain on the agenda for consideration. Proposals are being obtained for tree maintenance throughout the community. This item will remain on the agenda pending proposal review and consideration.

**Pool/Spa:** The pool heater will be shut down beginning on November 3, 2024 (daylight savings ends).

### Unfinished Business

**Storm Swale Pipes:** Downstream Services is in the process of obtaining materials and for scheduling the relining of approximately 1,950 lineal feet of damaged storm water piping throughout the community. Work is expected to begin shortly after the new year. The contractor will be asked if sandbags should be placed in any of the areas of concern should there be heavy rain prior to work being completed. Notices will be issued to all residents as the project date draws closer.

### New Business

**Clubhouse/Gym Window Screens:** The Board reviewed several competing proposals to replace the old and deteriorating window screens on the gym windows. A motion was made (Buday), seconded (Beatty), and carried to approve the proposal from Victory Window for a cost of \$1,410.00.

**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** With no other business, MSC to adjourn the meeting at 6:22 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](http://mobilenotaryservicesbysarah.com).

**Attorney** - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620  
[lghianni@lglawsd.com](mailto: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 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.mycm.com](http://www.mycm.com) call 619.298.3993 or email [brian@myccmi.com](mailto: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](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.grastontecnik.com](http://www.grastontecnik.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@bhscal.com](mailto:jessicawolf@bhscal.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)

**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.



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