



**Crown Hills
Newsletter
December 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, January 28, 2025
6:00 pm

President's Message

Merry Christmas and Happy Holidays to all of Crown Hills Community!!

It's hard to believe that it's Christmas already. Seems like this past year went faster than previous years. I consider Christmas my favorite holiday for many reasons. One of which is that it is the time when family gets together around a beautifully decorated Christmas tree, and everyone opening presents followed by a sumptuous meal. In our community, it is very enjoyable driving around the neighborhood, looking at beautifully decorated yards.

I would like to personally wish our Board Members and their families the warmest and best wishes during this holiday season. You guys are the most talented and dedicated board members ever. I certainly appreciate your unselfish devotion to the community. **Tito Cruz, Board President.**

"Happy Holidays to everyone. Wishing you and your family love, laughter, blessings and many wonderful memories during this holiday season. Have a happy, healthy, and prosperous New Year". **Mike Beraud, Vice President.**

"Christmas gives us a chance to pause and think about what's important and appreciate the people around us. Sending the warmest Christmas wishes to all". **Wayne Buday, Director.**

"I hope everyone has a Merry Christmas and a Happy New Year". **Chery Beatty, CFO.**

"I am looking forward to the holiday season. We are loving the beautiful weather and enjoying and watching holiday decorations going up. Happy Holidays to you all!" **Pam Price, Secretary.**

"Thank you all for the opportunity to work with you, may this beautiful season be filled with love and laughter" **Laura Arnold, Office Manager.**

"I would like to thank the community for the opportunity to serve you and appreciate the confidence that you have in myself, Laura, and the Board. I am so grateful to be part of a great team that has kept Crown Hills the sought-after, amazing community it is. I have come to know many of you and appreciate the time we have had together. After more than 22 years in the business, I will be retiring from the industry effective December 13, 2024. With the current great Board of Directors that you have voted in place, I am confident that Crown Hills is in the best of hands. Thank you and God bless. **Joseph G. Apparito, Property Manager.**



Holiday Office Hours

December 24th	Open	8:30 a.m. to 2:30 p.m.
December 25th	Closed	
December 31st	Open	8:30 a.m. to 2:30 p.m.
January 1st	Closed	

Note: These hours are subject to change. Watch the bulletin boards.



Crown Hills
Holiday Lights Contest
December 16th - 21st
3 winners will be selected.

Decoration & Lights Contest Nominating Process

- ✓ Homeowners may submit their nomination using email crownhills@360hoa.com. **Or dropping your vote to the onsite office. Please include the address for 1st.-2nd.- 3rd. places and Honorable Mentions**
- ✓ One nomination per household selecting places.
- ✓ Nomination period is between December 16th and 21st.
- ✓ Please submit your nomination to the onsite office by: December 21st
- ✓ All homes are eligible.
- ✓ Winners will be announced by December 23rd., on the bulletin boards.
- ✓ If you were a winner last year, you will not be eligible this year.



**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

Suspicious Activity

There has been suspicious vehicles and people roaming our neighborhood. If you notice unusual activity, please report it to the Sheriff's non-emergency number at 858.565.5200 first, then let the on-site know.

Solicitors

If you see solicitors in the neighborhood please remind them *No Solicitation* is allowed in the community. if they do not leave the community, call the Sheriff non-emergency number at 858.565.5200.

From the Governing Documents Committee

Please see Architectural and Landscape Standards Correction flyer attached.

Avoid Violations, please check all Crown Hills Community Rules and Regulations on the website: www.crownhills.org under the Documents tab.

2024 Homeowners Monthly HOA Dues Important Reminder

Starting January, 2024 HOA dues are **\$240.00** Please make sure to update your payment information with your bank. If you have any questions, please contact the onsite office at 619.659.3520 or by email: crownhills@360hoa.com

Reminder Street Parking

Street parking is not allowed between the hours of midnight and 5:00 a.m. Be aware vehicles parked on the streets during this time are subject to tow at owners expense. Refer to CC&Rs Section 11.5 Vehicle & Parking Restrictions. If you have company, we encourage you to have your guests use the Guest parking.

Barking Dogs

Please tend to your dogs. Don't allow them to bark for long periods of time. Please be courteous to your neighbors. A friendly reminder, excessively barking dogs are against the HOA Rules.

Volunteers Needed

Our community is very active and we would like to keep it going. We need volunteers for the Architectural Committee. Please let us know if you are interested in being part of a committee.

Holiday Trash Pickup: Christmas and New Year's trash will be picked up on Thursday.

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 - Bikes, Motorized Bikes and Scooters

There are continued reports of children riding bikes, 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 on the offenders. Additionally, several places in the common areas, green belts, tennis courts and around the clubhouse have been damaged caused by tires of these vehicles.



Board Minutes Summary - November 19, 2024

Approval of Previous Meeting Minutes

Open Session Meeting of October 22, 2024. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.

Executive Session Meeting of October 22, 2024. MSC to approve minutes as presented.

Financial Report

Period Ending October 31, 2024. Operating Account balance is \$21,482. The Reserve Account Balance is \$964,309. Accounts Receivable balance is \$3,253.09. Total Assets are \$986,947. Operating Income was \$82,966 with expenses of \$65,319. MSC to approve as presented

CD Funding Review: Liquid funds were \$442,000.70. The board is researching CD investments and may purchase a new \$50,000 CD and rollover a \$100,000 CD that just matured.

Committee Reports

Architectural: Committee Chair Michael Beraud provided the following report: 4 new Architectural forms have been received. One has been approved and 3 are pending. There are 2 finalized approved projects and 14 Projects pending to be finalized.

Landscape: The Garden club has been working on the corner of Crown Hills and we will have a beautification fund that can provide them with plants. A waiver for the Garden club to do the work will be needed.

Victoria Parkway Irrigation Review: The Board was looking at the possibility of removing the lawn. It is easily a six-figure landscape project. The project is on hold currently. Most of the plants are currently drought tolerant. Homeowners agreed that the grass is cost prohibitive at this time.

Clubhouse Decorating is being done on December 3 at 9:00 and decorations will be removed on January 7 at 9:00.

Pool/Spa: no report

Unfinished Business

Storm Drain Repair: A homeowner asked about storm drains and sinkhole. There was only one sinkhole on Columbine Rd. which has been repaired. Storm drain relining is scheduled to start early 2025.

New Round Tables: The board is looking at spending proximately \$1,000 on some plastic tables for the clubhouse.

New Business

Child Safety: It is noted that kids are riding around the neighborhood on bicycles and scooters. It was suggested that some signs get put up.

Canyon Concrete Swales: We are in the process assessing damage to the concrete swales. There is some erosion around some of them. The infrastructure is showing some wear and tear since the development is 30 years old.

Rules Amendment: Upon the death of a registered homeowner, the clubhouse rental fee shall be waived for any services related to the death. This amendment was presented to the membership for a 28-day review and comment period pursuant to CA Civil Code 4360 and 5850 and may be adopted and take effect at the regularly scheduled board meeting on January 28, 2025.

Homeowners Open Forum

Tennis Court Lighting: A light on the tennis courts is burnt out. It is recommended that since we have LED bulbs, we can add a stronger wattage. The board will check into it. The homeowner agreed to send a text reminder that the work be done.

Architectural and Landscaping Standards: The Architectural Standards included in the year-end packet were not the latest revision, the online version is correct, it was revised in October 2024. A notice will be put in the newsletter to correct the annual report.

Brow Ditches: There is a lot of brush around the brow ditch that needs to be cleaned up .

Joe Apparrito Retirement: Tito announced that Joe Apparrito is retiring effective December 13.

Adjournment With no other business coming before the Board, the meeting shall be adjourned.

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.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

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

Jessica Wolf, Realtor - DRE#02113690 Berkshire Hathaway Home Services California Properties. Passion for Personalization! Need help with your real estate journey? jessicawolf@bhsc.com 619.250.0962

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

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.



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