



Crown Hills Newsletter August 2024

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Board of Directors

President
Bob Soto

Vice President
Tito Cruz

Secretary
Ron Torres

Chief Financial Officer
Karen Ramey

Member
Cheryl Beatty

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

Board Meeting
Crown Hills Clubhouse
Tuesday, August 27, 2024
6:00 pm

President's Message

Happy Birthday to all the August Birthdays!

National Days:

08/02 - International Beer Day

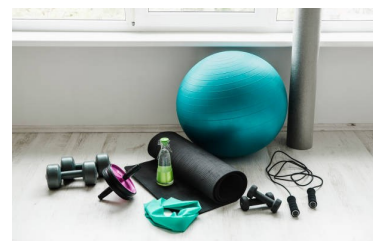
08/15 – Relaxation Day

08/21 – Senior Citizen Day

The sweltering heat arrived with a vengeance, and it appears we will have many hotter days ahead of us. The pool is great escape from the heat. The Padres have been playing pretty well and will need some wins against their rival Dodgers to have a chance in getting to playoffs as a wild card team. This is a critical month for them. Many of the schools will be starting up this month, where did summer break go, and families taking vacation before that.

Installation of the new Clubhouse flooring is postponed until further notice, due to budget concerns.

Our next meeting is Tuesday, August 27 at 6:00 pm. This is the last meeting for the current board, with next month elections there will be some new board members joining us. Ice cream will be available for your enjoyment and to keep cool.



Be a good neighbor: when you are done using gym equipment, please return it to their proper place.

Respectfully, 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 located at 1821 Victoria Park Terrace, Alpine, CA 91901. Come meet and greet the candidates.

Two (2) Board Seats are up for election, the two (2) Candidates receiving the highest number of votes will each serve a two (2) year term. Candidate forms have been distributed to the membership. Becky Schooler shall act as Inspector of Election for this vote with assistance from the management company as needed.

The candidates for the 2024-25 Board are:

Ron Torres
Pam Price
Michael Beraud
Wayne Buday

Ballots

Please look for your voting ballot documents coming in the mail soon. Once you have received them, please take a moment to cast in your vote. Remember to sign your envelope where indicated.



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.

Please do not park immediately opposite a vehicle on the streets. This practice makes it difficult for emergency vehicles to get through our neighborhood.

Clubhouse Facilities Important Reminders

Remember 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.

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)

After Hours Common Area Emergencies

To report a common area emergency after hours please call 360 Community Management at **619.270.7360** and follow the prompts.

Free Snake Removal

Heartland Fire at 619.441.1621. They answer 24 hours a day and can safely relocate the snake.



Caregiver Support Group

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

Free Club House Couches!

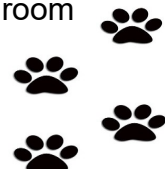
The two large couches in the Clubhouse are being given to any interested homeowner! These must be removed by August 30th. If you are interested in taking one or two of couches, please contact Laura. Stop by the office, call or email 619.659.3520 crownhills@360hoa.com

Destruction of Property

Please be courteous of your neighbor's property. Take extra care not to drive on curbs and anyone else's property when maneuvering your vehicle. Do not take "shortcuts" through peoples yards to enter or exit the greenbelt paths.

Pet Waste

When walking your pets, please be careful they don't relieve themselves in homeowners yards. If they do, clean up after them. If your dog uses your back yard as a bathroom please clean it up promptly. Your neighbors don't need to smell pet waste, please be courteous.



Barking Dogs

Don't allow your dogs to bark for long periods of time, Be courteous to your neighbors. Friendly reminder - excessively barking dogs is against the Rules.

Community Yard Sale

October 12th
8 a.m. to 2 p.m.
Save the date!

For Sale - 2001 Club Car Model DS Electric (48v) Golf Cart. Good working condition. New upholstery with 4 passenger seating. Six 2020 Trojan batteries, charger included. Asking \$2500. Contact Lynn 619.249.9397

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 - July 23, 2024

Approval of Previous Meeting Minutes

The Board reviewed the Open Session Meeting Minutes of June 25, 2024. A motion was made, seconded and carried (MSC) to approve the Minutes as presented.

The Board reviewed the Executive Session Meeting Minutes of June 25, 2024, in which the Board reviewed the collection report and violation log, and reviewed homeowner correspondence. MSC to approve the Minutes as presented.

Financial Report

Period Ending June 30, 2024: The Operating Account balance is \$75,062. The total Reserve Account balance is \$896,641. The Accounts Receivable balance is \$6,044. Monthly Income was \$67,479 with expenses of \$62,720. Total assets are \$977,749. MSC to approve the financial report as presented for filing pending independent financial review.

2024 Reserve Study: The Board reviewed a draft reserve study from Barrera & Company. The report indicates that the Association is approximately 55% funded. Management will schedule time with the acting CFO to review the draft reserve study together for accuracy.

Assessment Lien: MSC authorizing that a Notice of Intent to Lien Letter be sent and that a Lien be recorded in the event that payment is not received by the deadline imposed in the Intent to Lien Letter.

Committee Reports

Architectural: Committee Chair Michael Beraud was present and presented a report for this period. There were 6 new requests received, there were 5 projects initially approved, and 4 projects finalized for items such as windows, doors, concrete, etc.

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

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

Unfinished Business

Clubhouse Flooring Replacement: After several months of research and discussion, the Committee has recommended approval of a proposal from Rayo Flooring for materials and Essential Flooring for installation. MSC to approve the material proposal for a cost of \$7,506.13 and the installation proposal for a cost of \$15,593.87.

Storm Swale 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 will be provided by Downstream Services by July 30th. The Board and Management will review to determine the best course of action in scheduling needed repairs.

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 two (2) open board seats up for election with a term of two (2) years each. Candidate forms have been distributed. Becky Schooler has volunteered to act as Inspector of Election.

Homeowners Open Forum

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

Adjournment With no other business to come before the Meeting, adjourned at 6:26 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

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

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@mycemi.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

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

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.