



The Clarion

Crown Harbor Community Newsletter

February 2011

Board of Directors:

David Eck - President,
Don Gibson - Vice President,
Gene McDermott - Treasurer
Scott Sheppard - Secretary
Sean McDermott - Director

Next Board Meeting:
February 24, 7pm.
Scott Sheppard's 1305
Crown Drive.

CHHOA ANNUAL MEETING and elections will be held on March 31st, 7pm at the Encinal Yacht Club. **Please mark your calendar and plan to attend.**

Motions for Vote: With the plan to put a number of motions to a vote of the members, the Board members will hold informal, informational meetings to discuss the proposals with the homeowners. These meeting will be held Wednesday, March 2nd and Tuesday, March 8th at 7:30 PM at 590 Kings Road.

The Board of Directors had their hands full with a massive agenda in January. However, their record 2-1/2 hour meeting was very productive.

Request to Rent: Facing a new request to rent their unit from one of our long time members, the Board took on yet another investigation into how many rental units we actually have in Crown Harbor. After this 'deep dive' investigation, they concluded we started 2011 with only 10 rental units. They passed a motion to 'grandfather' these 10 units as our rental baseline, conditional on confirmation from the owner. With this baseline established, the Board reviewed and approved a request to rent the home at 574 Kings Road. This eleventh rental unit meets the maximum allowed by our CC&Rs. Unless the CC&Rs are modified or a waiver is granted, there can be no further rentals in Crown Harbor.

Corrective and Preventive Maintenance will again be a major issue for the Board in 2011. At the January meeting, they approved a sidewalk repair, a major water intrusion repair, a work order to repair rain gutters and downspouts throughout the community and another to conduct preventive maintenance cabling and video inspection of all

exterior sewer lines throughout the community. This is an effort to prevent any further sewer lateral back-ups and resulting interior damage.

In the area of **Architectural Design Review**, the Board finalized approval of a garage door replacement at 534 Queens and retroactive approval of window replacements at 1317 Crown. After extensive discussion and a close up and personal inspection, the Board approved the replacement exterior light fixture recommended by the Committee. The new fixture resembles the existing lights so closely that one would not notice it was even replaced. If you're interested in replacing your fixtures (at your own cost of \$250 - \$300 per light) please contact Carol Ansley for details.

EMERGENCY PREPAREDNESS UPDATE

Seeking Volunteers:

The Crown Harbor CERT (Community Emergency Response Team) is seeking volunteers to join the team. A series of six classes is required by the City to become certified. The next full series of classes begins on April 12:

April 12, Tuesday: 6pm – 8:30pm

April 19, Tuesday: 6pm – 9:30pm

April 20, Wednesday: 6pm – 9pm

April 26, Tuesday: 6pm – 9pm

April 27, Wednesday: 6pm – 9pm

April 30, Saturday: 9am – 4pm

Two other series will be offered in 2011 – so accessing make-up classes should be easy. Classes cover the topics of personal preparedness, disaster medical care, fire suppression awareness, hazardous materials mitigation, and disaster search techniques and are very interesting. The link for more information is:

www.cityofalamedaca.gov/City-Hall/CERT

Personal Preparedness: Crown Harbor CERT will be holding meetings in March and April on personal preparedness for all Crown Harbor residents. More soon.

If you have any questions, don't hesitate to contact:
Jan Rogerson: 510.523.8381 or janrogerson@comcast.net

Sewer Pipe Issues Again:

Not too long ago, you may have noticed water flowing out of the man-hole cover on Crown, in the area of the front gate. After some investigation and with the benefit of the good memory of former Board members, we found the root of the problem to be the pumping station. As we noted in a prior edition of the Clarion, our sewer system is lower than the pipes on Central Ave. We use pumps to deliver our sewage to the East Bay Municipal Utility District (EBMUD). There are two pumps. One pump runs normally and the second kicks on when and if the first pump fails. In the recent case we had multiple failures. The first pump got clogged and failed. The second pump kicked on as planned. Unfortunately, the cross connect pipe between the two pumps also failed (rusted, rotted, leaking badly). As the pump ran it simply discharged the sludge back into the sump rather than delivering it up the slope and out to EBMUD. With the sump filling up, the water reached the level of the manhole and trickled out onto Crown Drive. Luckily, the tainted water never reached the drainage system or the Bay. We contracted a plumbing company to replace the deteriorated pipe and to overhaul the pumps. The system is back in operation.

One Good Turn –

Since converting the street facing light fixtures to the CFL bulbs, we've had a ground swell of requests for more bulbs to change out the fixtures on the sides of the houses, along the sidewalks. It is important to note that replacing the bulbs in fixtures controlled by a switch inside the house is a homeowners' responsibility. However, we've heard the bulbs are in high demand and can be hard to find. We order them through Pagano's Hardware. We do not want to get the association into a retail/re-sale business so buying them in bulk and re-selling them is not an option. We will, however, make a **ONE TIME**, bulk purchase of CFL bulbs through the Association. When the bulbs arrive, volunteers will go house to house changing all the entry sidewalk bulbs to CFL. **Again, this a one time only purchase.** As outlined in the CC&Rs, maintenance of these fixtures, including replacing the light bulbs, is the homeowner's responsibility.

We'll get by with a little help from our friends...

It's been a year since we revamped the style of The Clarion. We've received good reviews for our efforts (thanks!) and an occasional article to publish. BUT, our creative well is running dry. We've attempted a Dining Review, Buy, Sell or Trades and a Bubba's Buddies column (which was by far our greatest success) but can't generate enough community participation to make it sustainable. If you have suggestions, ideas for articles, or furry friends for Bubba to feature we'd love to hear from you.

It Bears Repeating:

Please plan to attend the Annual Meeting on **March 31st** at the Encinal Yacht Club.

Crown Harbor Contacts:

Community Manager - Alex Faymonville 510-780-8587 ext. 312
email: alexf@massingham.com

Community Assistant - Leslie Stough 510-780-8587 ext. 351
email: lstough@massingham.com

For after hours emergencies: 1 866-673-5415

This is an emergency line only. If your issue can wait until normal business hours, call Alex or Leslie at their contact numbers above.

Gate Codes:

Side gate: 514 Pathway Gates: 30245