



The Clarion

Crown Harbor Community Newsletter

September 2011

The 9/11 National Remembrance Flag

Board of Directors:

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

Next Board Meeting:

Sept. 22nd, 7pm at The
Sheppard's 1305 Crown
Drive.

**Board meetings are held
on the 4th Thursday of
the month and open to all
homeowners.**

Board Meeting Agendas are available on our website at least 7 days prior to the meeting. Click here to review: <http://home.comcast.net/~crown.harbor/events/agenda.pdf>

Board Notes:

The Board of Directors met on Thursday, August 25th. Committee reports were presented with short discussions. In addition to their normal efforts, the Landscaping committee coordinated removal of another fallen tree. There are a number of large trees in the complex that are leaning precariously or are otherwise causing problems in the community. We'll need to address these in the near future. Vines and trellises are also becoming an issue. Please see the notes below. The Design Review Committee noted that there are a number of front door/main entry doors that are in need of some attention. Although there was no CERT committee report, Alex noted two items of interest from a conference he attended. The presenters emphasized that, in an emergency situation (an earthquake, for instance) residents cannot depend on government services (police, fire, etc.) for immediate response. We need to be prepared to take care of ourselves. Also, as we have a pumping station, powered by Alameda's electrical services, we should have alternate plans to deal with our sewage in the event of an extended power outage. As true as it may be, this issue presents yet another challenge for the Board AND our budget. The Board approved replacement of the secondary pump in our sewer lift station and installation of an alarm system to warn of high levels in the sump in addition to pump failures. The primary pump was replaced two months ago. This action completes overhaul of the entire system. Hopefully, our sewer issues will soon be behind us (so to speak). The Board also approved award of a contract to Draeger Construction, Inc. to resurface our

flat roofs. See notes below. After a lengthy discussion of the pro's and cons of satellite dish installations, the Board decided to modify portions of the CC&Rs dealing with this issue. Currently, it's almost impossible to meet the requirements of the CC&Rs. These revisions will be presented to the members for a vote in the near future. Until approved, the Board has placed a moratorium on satellite dish installations. Finally, as you should all expect, the Board had a lengthy and vigorous discussion on how to increase the Reserve Fund and how to pay for the pending roof replacement. It's not a pretty picture from any angle, but discussions of possibilities continue. In an effort to validate our situation, the Board commissioned an additional Reserve Study that will consider actual costs to date and estimates received in the past year. We will hear more on this issue soon.

More Vines, More Problems: We've seen an increase in the number of vines and trellises around the community. The Landscaping Committee and the Design Review Committee jointly remind all of our owners that vines planted next to the buildings tend to grow up inside the walls and destroy the siding. Consequently, we really don't want them growing up the walls. Along these lines, any trellis installed must stand away from the wall and not be attached to the wall. Trellises or plants along the walls of the buildings must be removed from the wall (laid down or moved away) when it's time to paint.

Resurfacing the Flat Roofs: The Board reviewed competitive proposals from five companies and selected Draeger Construction, Inc. to resurface the flat roofs. They will install one layer of Thermoplastic single ply roofing membrane over our existing roofs. We're looking for work to start as soon as possible and to complete by early November. Just for clarification, this is resurfacing of flat roofs only. It does NOT include sloped roofs OR patio decks.

TGIF Get Together - Friday, Sept 16th (note new date) will be hosted by Sheryl & Scott Sheppard, 1305 Crown Dr. Bring your beverage of choice and a snack to share. *Please RSVP if you plan to attend:* sheryl.sheppard@comcast.net or call 480-239-5349

Signs, Signs Everywhere a Sign.....

There's been much discussion regarding the *No Trespassing* signs on the Crown/King lawn. In all cases those who are in favor or those who aren't, feel very strongly about their position. There was even a "midnight marauder" who added a "Please" to the sign once it was installed on the lawn.

While some have argued they're unfriendly, unsightly, etc., other residents have requested additional signs be placed on other lawn areas.

When you live in a community with an HOA it's always difficult to make every resident happy with every decision. The Board always weighs the pro's and cons and then makes their best collective judgment. Is everyone happy; of course not. That's as elusive as unicorns. However, whichever camp you're in, here are a couple of the factors that went into the decision.

Liability: To build on the site the Developer had to agree to an easement which we all know as "the path." We (the association) are obligated to keep that path in good condition or we could be held liable for anyone who's injured while using that path. Same is true for the lawn areas. Without the proper notification (i.e., the signs) that they are on private property, and not part of the easement, teens riding bikes on the lawn, rough-housing with their friends, or even simply walking in the grass, if injured are all potential risks for legal action against the community. More simply stated it's similar to that incredibly inane judgment that resulted in MacDonald's putting "Caution, contents are hot" on their coffee cups. REALLY? - But with our litigious society it's a reality.

Privacy: No one enjoys having strangers walk up to our windows and peer inside (on more than one occasion) or having nonresident families setting up a picnic and using the front step as a table. No these aren't fictitious examples, they really happened.

While the signs won't guarantee our privacy or that we won't be sued, it's a definite deterrent.

Sad News to Share

On Friday, August 12th one of our original owners, Helen Dillard of 540 Kings Rd. passed away. We extend our heartfelt sympathies to her family.

Crown Harbor Community Annual Picnic Sunday, October 2nd 2 to 5pm Beachside Mexican Fiesta!



Catered Gourmet Picnic

Margaritas, Cerveza, Lemonade

Yummy Desserts

\$10 per person (kids under 10 are free)

Invitations to follow

**RSVPs are a must and payment is due
by Sept. 21st**

This year we will hold a raffle and donate all proceeds to the Alameda Food Bank. Raffle items are needed! Please consider donating a quality item for the raffle.

More detail will be provided in the invitations.

Actions Speak Louder Than Words!

All of your current Board members have served **several** terms and some will not be seeking re-election. The Nominating Committee will be looking for candidates in the next month or so.

We all agree it's a thankless job, but really - someone(s) has to do it. Yes, you're busy, and no you don't have time; no you really don't want to, or you've been on the Board previously. Well, actually they're all prerequisites and we've heard 'em all before!

Please, consider running for the Board.

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

**Do you have news to share or an idea for a future article?
Please call or email us with the details.**

Newsletter Editors:

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