



The Clarion

Crown Harbor Community Newsletter

Happy Halloween October 2011

Board of Directors:

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

Board Meetings:

PLEASE NOTE NEW DAY!

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

Next Board Meeting: Oct. 19th, 7pm at The Sheppard's 1305 Crown Drive

To accommodate the Thanksgiving and Christmas holidays, the Board agreed to combine the November and December Board Meeting. It will be held on Wednesday, December 7th.

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, Sept. 22nd. Committee reports were presented with short discussions. Our lawyers have approved the spelling and typographic corrections made to the **Association CC&Rs**. The final version will be notarized and distributed soon. A significant change to the wording of the CC&Rs to allow the installation of Satellite antennas is in process and will be presented for member vote very soon as well. The Board approved a contract for a new, independent Reserve Study. This is a 'due diligence' effort to validate the high values identified in the 2010 Study and incorporate actual costs incurred to date plus various bids received over the past year. Associa Construction delivered our Siding Survey Report detailing deterioration on our units. With the survey, Associa included quotes from three companies to make the repairs. Needless to say, the list is extensive. The Board will prioritize based on condition and begin corrective actions. Work on our sewage pump station will be completed in October and

resurfacing of the flat roofs continues through the community. This roof work should be completed in early November. Although NO HOMEOWNERS PARTICIPATED, the Board agreed that the Board Walk through the community on September 17 was a worthwhile exercise. **Work on the 2012 Operating Budget has started.** With the roof replacement looming and a special assessment likely, our Board members are working diligently to avoid an increase in members' monthly assessments (dues). Vendors holding continuing contracts were requested, and have agreed to hold to 2011 levels; major expense items have also been trimmed to allow larger contribution to the Reserve Fund. Final budget discussions will be held at the October meeting.

The Design Review Committee has identified a number of entry doors in need of maintenance. Although the homeowner is responsible for the door itself, the Board, in 2008, agreed that painting the door would be part of the exterior maintenance. However, the Association would no longer fund the refinishing and re-staining of the doors. Along these lines, Management contacted Empire Community Painting and Construction who will paint the doors (sand & 2 finish coats) for \$95 each OR stain the doors (varnish remover, sand & re-varnish) for \$285. Doors must be open for the painting but will remain in place. Varnished doors must be removed from the frame and when complete, will still show some wear. If a homeowner chooses to have their door refinished and varnished, they will need to pay the difference between varnishing and painting. The selected color for staining the doors is Kelly-Moore 1285-602, Western Brown. A corresponding paint color will be identified soon.

Here's the short version: If your entry door is in need of maintenance you have two choices: 1. Painting - which is paid for by the association *or* 2. Refinishing - which is not fully covered by the association. Homeowners are responsible for the \$195 difference (\$285 minus \$95 credit).

Doors are inspected on a regular basis by Massingham and the Design Review Committee. Please contact Massingham if you'd like your door inspected.

On behalf of the Crown Harbor Picnic

Committee, a huge THANK YOU to all of you who helped make our annual picnic a great success. Lots of wonderful raffle prizes were donated by the community and because of your generosity we will be giving the Alameda Food Bank a check for \$115.00. We hope everyone had a wonderful time. Let's keep the spirit going and do it again next year! *Ann Geesey*

Can you lift your garage door?

I guess the better question is why would you want to? Well, what if the power goes out and you need to get your car out of the garage? Automatic garage door openers have manual releases that disengage the door from the opener allowing you to manually lift the door. This works IF your door is properly balanced, otherwise you'll be struggling to lift a very heavy door. Not surprisingly, the 2 car garage doors are heavy - about 650 lbs to be exact. During our rainy season they'll get even heavier as they absorb some of the water. It's a good idea to check and see if your door is balanced and the springs are in good shape. Door springs have an expected life of 8 - 10 years. Contact a professional for replacements and adjustments. Our community has used 2 companies previously: Overhead Door and R&S Overhead Garage Door.

Crown Harbor Holiday Progressive Party

Plans are still developing for this annual tradition. The date isn't set but will most likely occur one evening between Christmas and New Years Day. *Hosts are needed.* If you'd like to open your home for this fun evening, please contact Carol Ansley (510) 522-4480. Stay tuned for more details.

If you want something done, ask a busy person to do it.Lucille Ball

Nomination forms for the Board of Directors will be mailed in November. As mentioned last month, several current Board members have served multiple terms and will not be returning. We need nominees. Please consider running for Board.

TGIF Get Together - Friday, Feb. 17th (It will be here before we know it!) at Burny and Renee Matthews. Get out those 2012 calendars and mark the date.



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

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