

The Clarion



Crown Harbor Community Newsletter

Happy Holidays

December 2011- January 2012

Board of Directors:

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

Next Board Meeting:

7pm on Wednesday,
January 25th at The
Sheppard's, 1305 Crown
Drive.

Board meetings are held
on the 4th Wednesday 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 held their regular meeting on December 7th. The minutes of the October meeting were approved with corrections as were the October and November Financial Summaries. Simply stated, at the end of November, our Operating expenses are below our budget.

Flat Roofs are complete. Our roofing contractor has completed all installations of the new flat roofing material. The final punch list will be reviewed and inspected by our Construction Manager. Once any issues are resolved, the final payment will be made.

Rain Gutter Cleaning is scheduled for the first week of January, 2012.

Due to the unacceptable quality of the sample re-stained and varnished entry door (Sean and Ilona McDermott's home at 1351 Crown) the Board has halted any further stain work by Empire Painting. Empire will continue with the sample paint job to assess the acceptability of this work. Sean, Board Members and the members of the Design Review Committee will continue to seek an acceptable and cost-effective means of having the entry doors refinished.

After commissioning a complete inspection of our siding and trim and receiving the report of decay damages in the neighborhood of \$146,000.00 (3 bidders ranging from

\$146,000 to \$178,200) the Board decided to award repair of the first 6 units. Work will begin shortly and continue as weather permits.

CC&R Revision for Satellite Dish installation continues through the process. Board members reviewed the language suggested by the attorneys, made minor changes and returned it for final review. We plan to have the revision to members for vote at the March Annual meeting.

As quotes were not received in time for the Dec 7 meeting, discussion and action on repair of the wood strips in the concrete sidewalks was tabled.

As is the custom of the Board, the members approved a waiver to the CC&Rs and authorized installation of decorative holiday lights in common areas for the months of December and January.

Keeping with the CC&R's requirement to comply with all city ordinances, the Board voted to follow the direction of the new City of Alameda Smoking Ordinance. And after consulting with the author, the Board agreed, for the purpose of this ordinance, to consider patios and balconies as part of the home. Smoking is banned in all Common Areas of Crown Harbor. MINIMAL signs will be posted on the walking path gates and benches. Smoking is permitted in the units, including balconies and patios until otherwise ruled by the City Council.

Lien Action: The Board approved initiation of lien actions against an owner who is significantly behind in their monthly dues.

Crown Harbor Holiday Progressive Party

Unfortunately, our annual holiday party has been cancelled this year. Only one resident volunteered to host and we needed three. We're keeping good thoughts for next year.

TGIF Get Together - Friday, Feb. 17th at Burny Matthews and Renee Kellogg's, 556 Kings Rd. Bring a snack to share and your favorite beverage. **Please RSVP if you plan to attend:** bmatt556@comcast.net or (510) 522-5671.

A note from our neighbor

It was an outstanding job on our flat roof repair completed on Thursday, November 17 just before a heavy rain on Friday. When the repair team arrived at our home on Tuesday November 13, I talked to the crew leader and mentioned to him that we had slight water intrusion from a previous rain. He explained the work and I noted that some of it included resealing the flashing at the bottom of the windows just above the flat roof. I asked if he could please examine all of the windows and determine if there were places of obvious damage. He said he would. The rains came the very next day after the roof repairs and not a drop of water came into our home. Outstanding!

The next day my son, an Architect for ELS Urban Design in Berkeley, listened to my story and looked at the roof. He was very impressed with the installed roof system. He said it was a Single-Ply Thermoplastic Membrane system adhered to the roof instead of mechanically attached (with roofing nails) and that's the best material and installation you can get for a flat roof. He designs large indoor malls and they don't install this high-quality roof because they want to cut costs. We appreciate the quality of the roof and the skill of the crew. Our thanks to the Crown Harbor HOA. *Mike & Marta Welch*

Thank you, Mike and Marta! It's always a pleasure to hear the Board's hard work is appreciated.

CC&Rs 101 - A few gentle reminders

All pets are required to be indoor pets and when outside they need to be on a leash. This includes our feline friends. Please don't let your cat roam outside and use the common areas as a litter box.

With holiday parties, dinners, etc. guest parking becomes more challenging. Please remember that parking is not permitted at the end of Crown or Kings - they are fire lanes and need to be kept clear.

With the exception of loading/unloading please don't park in front of your garage door.

A Special Get Well Wish to our longtime neighbor and Maintenance Committee (yes, he was the whole committee!) Tom Linney. Tom is recovering at home from a broken pelvis after being hit by a car. Speedy recovery, Tom!

The next Clarion will be published in February after the January Board meeting.

Crown Harbor Contacts:

Community Manager - Alex Faymonville 510-780-8587 ext. 312
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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

*I heard the bells on Christmas Day
Their old, familiar carols play,
And wild and sweet
The words repeat
Of peace on earth, good-will to men!
~Henry Wadsworth Longfellow*



Happy New Year

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