

The Clarion



Crown Harbor Community Newsletter

February 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,
February 22nd 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 Nominations must be received by Massingham
by **Feb. 15th**. We have many talented folks in our
community. Please take the time to nominate a neighbor
or yourself for the Board.

In Memoriam

Bill Douglas, long time resident and former Board member
passed away on January 23rd. He was an avid golfer and
loved music, photography, cooking, fine wine and the
company of family and friends. Bill's talents and passions
led him to become an accomplished silversmith, reputable
artist and jeweler in Aspen, a professional driving
instructor at the Bob Bondurant School of High
Performance Driving in Sonoma, a stunt driver for car
commercials and finally as a realtor working in partnership
with his wife Barbara at Harbor Bay Realty.

A memorial will be held on Saturday, February 25th at the
Harbor Bay Club in Alameda, 2 - 5 pm. In lieu of flowers,
the family requests donations in Bills memory to the
Alzheimer's Association of Northern California and
Northern Nevada.

We extend our deepest sympathies to his wife Barbara, his
son Christopher, daughter Alexis and his many extended
family and friends.

Board Notes: The CHHOA Board held their January
meeting on Wednesday the 25th. All Board members were
present and the meeting was attended by 20 homeowners.

The usual board items were addressed prior to the special
agenda item to discuss new roofs and the proposed roofing
assessment. During the open forum, Jack Owens described
his recent loss of gas service to his home. It seems the
contractors working on the siding bumped into his gas
meter tripping the emergency cut off valve. PG&E reset
the cut off valve and re-lit his pilot lights. Management will
discuss with the contractor and warn them to be more
cautious of the gas valves. Art Zaballa reported that the
gutter cleaning company found it easier to walk across our
roofs than to move their ladders. Again, management will
discuss this with the contractor and include words in future
contracts to minimize walking on our roofs. Based on
inquiries by Elizabeth Phipps and Clyde Grossman,
management will discuss issues regarding the recent siding
replacement with the contractor and investigate possible
solutions to drainage problems at their units. After
numerous complaints about our unopened path gates from
the walking/jogging/bicycling/dog walking public, we've
abandoned the photo sensors and reverted to the timers.
Our city permit requires the gates to be open from dawn to
dusk so the time must be adjusted regularly. Richard
Fabbri (Maintenance Committee) and Dave Eck have keys
to the timer boxes and will make those adjustments.

After approving the usual reports and briefly discussing the
status of ongoing activities, the Board opened the floor to
general discussion about the roof replacement and
proposed special assessment. Scott Shepard gave a brief
run-down of questions and comments he's received on
behalf of the Board and Gene McDermott provided a
financial timeline tracking historical details of how we got
to our current situation. One outcome was a majority vote
by the Board to hire an independent roofing consultant to
assess the actual condition of our roofs. The discussion
was open and honest and quite lively. We could not
possibly capture all the points brought up at that discussion
but we do thank everyone for coming out and voicing your
concerns and suggestions. The discussion is far from over
and the Board wants to hear from you. Time is allocated
during the February 22nd meeting and a **Special meeting on
March 6th at 590 Kings Rd.** to allow everyone the
opportunity to participate.

Scope Creep 101 - How does a \$1400 siding replacement job suddenly turn into a \$5000 repair job? It's called unforeseen conditions. The contractor bids a job based on what they know. After they start the work, they discover hidden or unforeseen conditions that must be repaired. In this case, dry rot of the structural members inside the wall. Over the years, water has entered this wall through the siding and trim around the window. This moisture causes the wood to deteriorate. As you can see from the pictures below, the window sill and studs inside this wall are severely rotted and must be replaced. The drywall (sheet-rock) on the inside of the building that is attached to the structural wood will also be replaced, re-surfaced and repainted. As all of this damage is traced to the leaks in the siding and trim, the Association pays for these repairs. Cases like these are extremely expensive for the Association. We've worked diligently over the past few years, trying to repair our siding and trim in preparation for exterior painting and have made a lot of progress. However, there is still some work to do. If you notice siding or trim work around your home that is soft or shows deterioration or rot, please report it to management or the Maintenance Committee.



TGIF Get Together - Friday, Feb. 17th 6:30 to 8:30 pm 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.

We need hosts for future get togethers. If you'd like to open your home, please call or email us and we'll get you signed up.

Buy, Sell or Trades: Have a tradesperson that's done a great job and want to share their info? Have something you'd like to sell or give away? Maybe you're searching for that special treasure and want to get the word out. Let us know and we'll publish it. Pictures welcome!

Annual Meeting is on **Wednesday, March 28th** 7:00 pm, at the Encinal Yacht Club. We had a very poor turn out last year and almost didn't make the quorum needed to elect the new Board. *Please* plan to attend - but if you aren't able, please be sure to return your ballot via mail to Massingham before the deadline.

"Never doubt that a small group of thoughtful, committed, citizens can change the world. Indeed, it is the only thing that ever has."

— Margaret Mead

Do you have news to share or ideas for future issues of the Clarion? We'd love to hear them.

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

Gate Codes:

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