



The Clarion

Crown Harbor Community Newsletter

March 2012

Board of Directors:

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

Special Board Meeting:

7pm on Thursday, March 15th 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>

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.

Cast your votes for the Board of Directors. By the time you're reading this, you should have received your Ballot and Meeting Package for the Annual Meeting. There are three items requiring your vote:

- a) Board of Directors - There are six candidates for the Board. You are asked to cast 5 votes, one for each of five candidates. You may cast no more than 1 vote for any one candidate.
- b) Transfer of excess Operating Funds - Any excess funds remaining in the Operating Budget at the end of a calendar year can be taxed unless they are transferred into the Reserve funds. You are asked to vote on whether to transfer the funds to reserve at the end of 2012 or to pay taxes on the remaining funds.
- c) Change to the CC&R regarding Satellite dish installation - The current wording in the CC&R's is very restrictive. The modification, if approved, would allow mounting of satellite dish antennas on common areas (exterior walls) with approval of the Design Review Committee.

Ballots will be counted at the Annual Meeting. Mail your ballots back to Massingham & Assoc. in advance or bring them to the meeting.

THANK YOU to the six candidates for accepting the nomination and for your willingness to serve on the Board of Directors of our Association.

Important Discussion on 15 March - The Board members heard your concerns and suggestions at their January meeting. One of those suggestions was that we severely restrict our spending on items through the community and save the funds to help offset the roofing assessment. As we move forward into 2012, we need to consider this option and how it would affect our planned expenditures on siding replacement, painting, asphalt sealing, etc. The question, specifically, is do we continue other maintenance and repairs as planned or do we stop these activities in order to save the money. The Board wants to hear your thoughts on this issue. Consequently, it will be included as part of the discussion at the March 15th meeting.

Board Notes: The CHHOA Board held their February meeting on Wednesday the 22nd. Four Board members were present but no homeowners attended. The usual board items were addressed before moving to an open discuss on the roof replacement, comments and suggestions put forward in previous meetings and how best to proceed to address them. The Board did decide to move ahead with resolution of the door painting and staining issue and to contract an independent inspection of our roofs to specifically assess it's current condition and estimate it's life expectancy. A decision on further siding repairs was tabled until after the special meeting and discussion on March 15th.

Spring Flush: A little over a year ago we had a series of issues with blocked sewer laterals. Most of those issues are caused by roots working their way into the piping, growing uncontrolled and eventually blocking the pipe. In the last year, we've had all of the sewer laterals inspected (video camera down each pipe) to identify problems and then had those problem areas repaired. To keep our pipes clean, we instituted an annual ritual of flushing a special chemical down our toilets to prevent root growth. It's time for the annual flush. The Board will provide the chemicals

to each home with instructions. All you need to do is dump the canister in the toilet and flush. Look for the canister of powder at your front door in mid April.

Gas Line Emergency Cut-Off Valve - Just a quick reminder about those gas cut-off valves many of us installed a while back... if they trip, you'll need to re-set the valve and re-light any pilot lights you may have on your appliances. If you notice your gas stove doesn't work, your water isn't getting hot, your house is cooling down or your dryer isn't doing its thing, it may be your cut-off valve. For safety reasons, this valve is intended to cut off the gas flow to the house in case of earthquake. They do work. However, they also trip if someone bumps into them -like the siding repair contractor or the landscaping people. If the shock is hard enough, it'll shut off all the gas to your home. You should know how to re-set it (there's a little re-set screw on the side) AND how to re-light your pilot lights. **If you don't know how to reset your pilots, DON'T re-set the tripped valve.** If there is any problem with either, you can always call PG&E. It'll take them a while, but they'll come out and do both free of charge.

RED SPOT means TRIPPED Turn screw to reset



Mulch Madness: Each year, the Landscaping committee brings mulch into the complex to improve our ground cover and conserve our water. We covered a lot of the common areas last year so we're being conservative this year. In early April, the Committee will have 2 piles of mulch (about 5 yards each) dumped in a prominent place on each side of the complex. Grab your wheel barrow (or trash can) a shovel and help yourself. First come, first served. If you need assistance, please contact a member of the committee and they'll do their best to help out.

TGIF Get Together 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!

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

In celebration of St. Patrick's Day, I found a very appropriate Irish toast:

*May the roof above us never fall in.
And may the friends gathered below it never fall out.*

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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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