

The Clarion

Crown Harbor Community Newsletter

April 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, April 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>

Annual Meeting held March 28th

Many of our residents attended the annual meeting and participated in lively discussions. Thank you to all who participated. 54 of our 76 homeowners participated in the vote, easily meeting the quorum requirement of 39. Results of the voting is as follows:

IRS Ruling 70-604

FAVOR: 50
OPPOSED: 1
ABSTAIN: 3

The motion to transfer any funds remaining in the 2012 Operating budget at the end of 2012 to the reserve account was approved.

CC&R amendment for satellite dish installations

FAVOR: 49
OPPOSED: 4
ABSTAIN: 1

The amendment to the CC&Rs describing installation of satellite dishes was approved.

Election of five (5) candidates to the Board of Directors

Rusty Disandro 32 votes
Dave Eck 40 votes Elected
Don Gibson 38 votes Elected
Eugene McDermott 45 votes Elected
Sean McDermott 34 votes Elected
Scott Sheppard 45 votes Elected

The five incumbents were re-elected to the Board.

Thank you, Rusty, for being a Candidate. Knowing you served on the Board in the past makes us appreciate even more, your willingness to take on the Board's challenges in this difficult time. Thank you for your support.

Ongoing business:

After lengthy discussions with the homeowners who attended the March 15th Special Board meeting, the members of the Board decided we must proceed with the reserve maintenance work throughout the complex while we continue fact finding and assessment planning for the roof replacement. Consequently, at the meeting on March 28th, the Board voted to issue contracts to continue our siding and trim repair in preparation for painting. You will see another phase of siding repair start in the near future. This is the second of possibly five such phases.

Carbon Monoxide Detectors

The state of California requires residents to have carbon monoxide (CO) detectors in their homes. It's all part of a state carbon monoxide law that went into effect in July 2011. The law requires all existing single-family homes that contain a gas furnace, water heater, stove, fireplace, clothes dryer, etc. or an attached garage to have carbon monoxide detectors. *Multi-family homes, such as ours, are required to comply by January 2013.*

The law states that carbon monoxide detectors should be placed outside of sleeping areas and on the entry level of the home. Carbon monoxide detectors must be battery powered, plug-in with battery back up or hard-wired with battery backup.

So why has California made it mandatory for many homes to have carbon monoxide detectors? According to the [Centers for Disease and Control](#), carbon monoxide poisoning was the cause of more than 16,000 deaths in the United States between 1999 and 2004.

What To Do If Your Carbon Monoxide Alarm Goes Off

- Turn off appliances
- Leave the home
- Open windows and doors to get fresh air into the home
- Contact a qualified technician to have the problem fixed
- Call 911 for anyone experiencing carbon monoxide poisoning symptoms

Crown Harbor Website

Please note our new address: <http://crownharbor.org>
Thanks to Scott Sheppard for the ongoing updates and design of our site. It's filled with useful information and great photos taken by some of our residents. He's even featured the artwork of one of our very talented residents, Joyce Linney! <http://crownharbor.org/linney.html>

Buy, Sell or Trades:

For Sale: Cherry corner cabinet with 3 adjustable shelves. Back panel is removable to accommodate TV, cable box, cords, etc. Cabinet dimensions: 78" h x 36" per side, 48" across front. Good condition. Asking price: \$350



Oak Roll top desk with pull out keyboard tray. Removable shelf behind right hand door. Accommodates a 2 drawer file cabinet or desk top computer tower. 41" h x 42" w x 32" d. Very good condition. Asking price: \$175.



Please call Gene at 510-521-8688 for more info.

Mulch Madness: The Landscape Committee will have 2 piles of mulch (about 5 yards each) dumped in a prominent place on each side of the complex this month. 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 lend a hand.

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 on **the appointed day**, and flush. Why is it necessary for everyone to "flush" within the same general timeframe? So the chemicals make their way into all of the pipes in the complex and into our pumping station. It takes a village!
Look for the canister of powder with the instructions and date for the big event at your front door later this month.

Crown Harbor Contacts:

Community Manager - Alex Faymonville 510-780-8587 ext. 312
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Community Assistant - Margarita Mendoza 510-780-8587 ext. 351
email: mmendoza@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 at their contact numbers above.

Gate Codes:

Side gate: 514 Pathway Gates: 30245

Newsletter Editors:

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