

The Clarion

Crown Harbor Community Newsletter

May 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, May 23rd 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://crownharbor.org/events/agenda.pdf>

Board Notes from April 25th:

Officer Election: To maintain continuity, the Board members unanimously voted for all members to maintain their positions from the prior year.

Roof Replacement and associated Special Assessment:

When the Board decided to remove the special assessment vote from the ballot in March, they set a target to get the ballot to the members in the Fall. At the April meeting, they laid out a timeline to keep that schedule. You'll notice, over the past few months, the Board has worked their way through investigation and addressed all the questions and concerns brought up at the numerous special meetings. The last issue is the big question of how much will it really cost. The only way to find out is to ask roofing companies for proposals. As they are not in a position to specify the details of the job, the Board voted to hire the Associa Construction Management company to develop a request for proposal (RFP), issue the request to numerous roofing companies, compare the quotes and advise the Board in their next action. The Board directed that the RFP shall include:

1. Maintain our current roof until the summer of 2017.
2. Provide emergency service for any leaks
3. Annually inspect and clean the gutters and down spouts
4. Remove and replace our sloped roofs in the summer of 2017 including total tear-off and all metal work
5. Remove and replace spark arresters; repair or replace chimney caps
6. Provide all permits; coordinate all inspections
7. Warranty, maintenance and emergency call-out service of the new roof.

8. Address and propose actions required to bring our roofs and attic ventilation up to code

9. Include options to, at owners expense, replace sky lights, install additional insulation and install solar tubes.

The Time Line: Our plan is aggressive!

Contract Construction Management by May 4th (done).

CM deliver draft RFP for Board Review by May 15

CM issue RFP; receive proposals by June 15th.

Board finalize assessment amount and letter (based on proposal costs) at the meeting on June 27th

Send Assessment ballots to members by July 13th

All ballots returned by August 15th

Management count ballots and notify Board by August 22

What to expect at the next Board Meeting:

Discussion of progress of Roof Replacement assessment

Discussion and vote on re-seal of 'walk-out' roof/patios

Discussion and vote to proceed with next siding phase

Discussion of asphalt repair and coating proposal

Discussion of entry door painting and/or stain-varnish

No Parking - Fire Lane – Not just another sign

Specific areas of the Crown Harbor roadways are marked No Parking – Fire Lane. It's not a suggestion. Our roads are laid out and shaped specifically so emergency vehicles can navigate and turn around at the end of Kings and Crown. If you, your visitors, your contractors, etc. park their vehicle in these areas, movement of emergency vehicles would be impeded. In any emergency, minutes count and wasting time maneuvering around illegally parked cars could have devastating results. Please don't park in these marked areas.

Crown Harbor Website

Please note our new address: <http://crownharbor.org>

It all went down just fine. Thank you all for participating in the Spring Flush.

How about a TGIF? Any volunteers??

Crown Harbor Raccoon Report

Crown Harbor has had a new round of Raccoon problems. It is breeding time and the females are looking for dens. One female occupied an area under a small roof at 1327 and 1329I Crown Drive. They seem to have used the nearby tree to climb on to the flat roof. Then she had clawed her way into the enclosed spaces, made a den and had a litter of 4-5 babies. They have since been forced to leave and the hole has been covered.

We have had meetings with Alameda Vector Control Services. We have posted links to their site on the Crown Harbor web site. We have also posted a very good handout from Vector Control called "Urban Wild Life and you. **Here are some things we all should be aware of:**

1. Vector Control will not trap unless there are unusual circumstances. Their handout entitled "Urban Wildlife and You" states the following: **"Trapping should only be done under extreme circumstances"** Why? Because they cannot be relocated per The Department of Fish and Game rules. Therefore, they would have to be euthanized - and Fish and Game has no funding to do so. Secondly, as long as the conditions are right, and they are, new animals quickly move into the site.
2. We could legally trap, but as per the above, we cannot relocate so we would have to euthanize them at our own expense.
3. A major problem is the availability of food. They will eat almost anything and there is a good food supply for them within the Crown Harbor locale. They have the natural materials along the shoreline. We have a reasonable population of squirrels, rats and mice and they are considered prey and food. They can find uneaten pet food left outside. They love seed based bird feeders but the complex has done a very good job of limiting those supplies of food. An issue we cannot control is the large dumpsters at the Crown Beach Regional Park. Those contain the waste food from the recreational users and often are not properly

closed. The Ballena Apartment complex also has open dumpsters.

Things you can do.

1. Check your property for signs of raccoons trying to gain entrance. Look for scratch marks on the down spouts or siding.
2. Look for the start of holes in the siding or near vents to gain entry.
3. If you think you have a problem contact Massingham or Vector Control Services.
4. If you see them around your home make loud noises, shine lights, or spray them with a hose.
5. Special repellants are available and have a low toxicity such as: Havahart Critter Ritter Concentrate. Another option is the Bird X Yard Guard Ultrasonic Animal Repeller.
6. Make sure all sources of pet food are not available at night. They are nocturnal hunters and feeders.

Lots more info is available on our website.

Clarion Published Bi Monthly?

It's getting more difficult each month to find articles of interest to publish in the Clarion. Perhaps it's time to consider an every other month publication? If you have an opinion, suggestion or even better, an idea for an article please let me know.

Crown Harbor Contacts:

Community Manager - Alex Faymonville 510-780-8587 ext. 312
email: alexf@massingham.com

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 Margarita at their contact numbers above.

Gate Codes:

Side gate: 514 Pathway Gates: 30245

Newsletter Editors:

Peggy McDermott 521-8688, email: peggymcdermott@comcast.net
Ilona McDermott 217-8141, email: ilonaf1@gmail.com

Crown Harbor website: <http://crownharbor.org>

 Follow us on Facebook!