

The Clarion

Crown Harbor Community Newsletter

June 2012

Board of Directors:

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

Board Meeting:

**Special Meeting, 7pm on
Wednesday, June 20th**
**Regular Monthly Meeting,
7pm on Wednesday, June
27th.** Both 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 May 24th: As mentioned last month, the Board did sign a contract with Associa to provide Construction Management Services for Crown Harbor. Dan Poe, our new Construction Manager presented his plans at the May meeting for our upcoming work. He did issue the RFP as we asked for the roof estimates. In preparation for contract awards, Dan planned site bid walks on 30 May for perspective contractors to assess our slanted roof repair and replacement (as described last month), re-assess our siding repair and replacement needs, assess our best path forward for re-coating/re-sealing our walk-out roofs. Vendor quotes for all three of these jobs are due on 14 June with presentation to the Board on 15 June by e-mail. Dan will also start preparations for bids to paint the complex and look into the requirements of the proposed sewer lateral ordinance and how it will affect us. We thank Dan for his quick, professional response to our requests and for his detailed and very thorough project plan. In addition to these 4 major projects, the Board is also looking into the need to repair and re-seal our asphalt streets and walkway. As you would expect, all of these things need to be done and available funding is the limiting factor. We are looking into the possibility of completing all of this work before the rains start in October. Toward that end, the Board established a priority listing:

1. Get costs and establish roof assessment for vote
2. Complete required repairs of existing sloped roofs
3. Complete re-coat/re-seal our walk-out roofs

4. Complete required siding repair/replacement
5. Paint the exterior of our buildings
6. Repair and reseal our streets and walkway

We will do as much of these projects as we can afford and look to the next years funds to do the rest.

These issues will all be discussed at the Special Board Meeting: June 20th

Agenda: Review and discussion of:

- a. Roofing Bids to establish baseline for assessment;
 - b. Repair of our existing slanted roofs
 - c. Full assessment and quotes for walk-out roofs with aim to complete this summer
 - d. Siding repair bids with aim to complete this summer;
 - e. Possibility of completing the street work as well
- Stay tuned for updates.

Other Decisions: In addition to the major construction work, the Board also discussed special tree trimming and painting of entry doors. In an effort to reduce the nuisance and damage caused by the raccoons climbing the trees and getting on our roofs, the Board authorized a one time tree trimming of plants in exclusive use areas. (see the note below) This will be coordinated by the Landscaping Committee and Association funded. Trees in exclusive use areas are generally the homeowners' responsibility.

Discussions of painting or refinishing our entry doors have been a long, arduous process. The Design Review committee and Board members have put in a lot of time and efforts to settle on how best to handle it. Our most recent quote to do the doors on the Committee's list puts the difference between painting and re-finishing (Stain & varnish) at only \$100. Based on the recommendation of the Committee, the Board decided to fund the difference and pay for refinishing of these doors rather than ask the owners pay the difference.

Public Hearing on Government Property

Is scheduled for June 11. Topic is rezoning – no discussion on future use is on the agenda.

Welcome Neighbors!

Aaron & Christy Quaresma - 1375 Crown

Mary Yates – 1302 Crown

Water Reduction Report from EBMUD

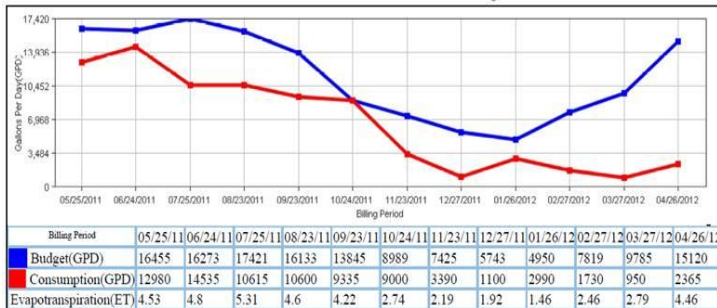
Check out below, the summary we received from EBMUD.

Thank you to the Landscape Committee for working so hard to reduce our water usage. It's savings like this that have allowed the Board to put more money into the reserves. As Martha would say, "it's a good thing!"

Water Budget Summary Used vs. Budgeted

Used: 2,457,928 Budget: 4,183,150 Percent: 59%

Congratulations, meeting your water budget saved you \$ 7,161



Need a trim?

As mentioned above, if you are interested in having the trees within your exclusive use common area trimmed, please contact David Eck, to get on the list.

email: davideck1311@comcast.net

...or Maybe a Polish?

Are the brass house numbers on your garage in need of a little sprucing up? Don't want to hassle with it yourself? Have I got a deal for you! David Mears will remove, sand, refinish and reinstall the numbers for \$15.

Contact David at 814-0607 or davidmears@comcast.net

New email distribution lists

Have been created to make communicating with various CHHOA groups easier. They're listed in the Contacts box on the right.

Crown Harbor Website Information

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

Seek and Ye Shall Find...we hope...

The Crown Harbor web site has grown and includes valuable information for owners, residents, and prospective owners. However, it can be difficult to find specific items. To help with this, the home page now has a search capability. Enter a word or words of a topic of interest and get a set of links to related pages. We could use some help testing this new capability. Please try searching for things, and email info@crownharbor.org about cases where you could not find what you were looking for. This will help us improve the site.

Another search tip: Click on the *Web Site Map* icon and a listing of topics will display.

Pizza!

Who isn't a fan? New York or Chicago style, meat or veggie, it's all good!

Sandy Quist has shared some of her favorites: Dupo's on Piedmont Ave. in Oakland, Pizzaioli on College Ave. in Oakland and the famous Zachery's Pizza (can you say stuffed crust?) also in Oakland. Sandy has very good taste!

Got a favorite? Let me know. Don't restrict yourself to pizza – we're happy to hear about all of your good food experiences.

Crown Harbor Contacts:

Community Manager - Alex Faymonville 510-780-8587 ext. 312
email: alex@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 at the contact number above.

Gate Codes: Side gate: 514 Pathway Gates: 30245

Email addresses:

CHHOA Board members: board@crownharbor.org

Website manager: info@crownharbor.org

Design Review Committee: designreview@crownharbor.org

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