

# The Clarion

## Crown Harbor Community Newsletter

### August 2012

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#### Board of Directors:

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

#### Board Meeting:

**August 22<sup>nd</sup> at 7pm** 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>

**Special Board Meeting August 29<sup>th</sup>: 7pm on Wednesday, August 29<sup>nd</sup>, at The Sheppard's, 1305 Crown Drive.** This special meeting of the Board is specifically to **count votes for the Roof Assessment. All votes must be received by Alex prior to the start of the meeting. You can mail your ballot to Massingham or bring it to the meeting.** As our Election Official, Alex will validate that the ballots are correct and valid. We must have at least 39 valid ballots in Alex's hands to make the quorum. Once we have a quorum, Alex will open the ballots and count the votes. A simple majority of the votes received will determine the fate of the Special Roof Assessment. If we do not make the quorum the Board has the option to extend the submission deadline. If the deadline is extended, the ballots will NOT be opened until that new deadline is reached and a quorum is achieved. The Board will be prepared to take all required actions to formalize and initiate the Assessment for **first payment by December 31<sup>st</sup> of 2012.**

**Board Notes from July 18<sup>th</sup>:** This was a regular meeting so the Board followed the usual agenda. As part of the Landscaping report, they approved removal of two dead/dying trees in the complex. After much discussion and numerous visits by Vector Control, the Board decided we **MUST BAN** the use of bird feeders (except Hummingbirds) throughout the complex. The note here in the Clarion serves as the 30 day notice to establish this rule. The Board heard some discussion about changing the color of our garage doors when we paint the buildings this Summer. The suggestion was referred to the Design

Review Committee for research and discussion. The Committee expects to make a recommendation to the board in the near future. As painting will be the last task on our summer work list, we have some time for discussion before making that decision. The Board members reviewed the statement provided by our Attorney on the topic of the Special Assessment (enclosed in your Ballot packages) and found it long-winded and confusing. They authorized our Treasurer to write a summary that's easier to understand (it is also in the package). After reviewing the ballot documentation and the timeline, the Board decided to establish the **ballot deadline at August 29<sup>th</sup>** and hold a special Board Meeting that evening, specifically to count the ballots.

**A fond farewell:** Unfortunately, one of the Willow trees in the Crown/Kings horseshoe is dying from root disease. If you look closely at the Willow that is leaning, you notice the root ball is pulling out of the ground. As the root ball disintegrates, the tree leans further. Eventually, it will fall down. Due to its size, it will likely damage the home and patio rail under it. To avoid this, we will trim the tree to lighten the top for the summer, but in the fall, the tree will be removed. The second Willow will remain.

#### Looking Good!

The contract has been drawn up and signed awarding the Bundled Maintenance Plan to A-1 Roofing, Management and Construction for their quoted price of \$ 335,589.93. This bundle includes: siding and trim repair, 5 year tune up and maintenance of our existing roofs, sealing of our walk-out roofs and painting the entire exterior of our buildings. A separate contract will be awarded to A-1 for gutter and downspout repair. The work will be completed THIS SUMMER.

**If you see water running down Crown Drive** inside the gate, and we're NOT watering, it's probably coming from the apartment building next door. **DON'T CALL THE EMERGENCY NUMBER!** Call Alex or contact the Apartment Manager directly at (510) 521-3927. You can also call Dave Eck at 522-5010, or email: [davideck1311@comcast.net](mailto:davideck1311@comcast.net)

## The CERT Committee needs a new

**Chairperson!** Please call or email the Board [board@crownharbor.org](mailto:board@crownharbor.org) if you are interested.

**Raccoons!** They're back and they've brought friends...**RATS!** Yes, along with those testy and brazen raccoons we now have rats. Some of them took up residence in one poor owner's garage.

David Gould from Alameda Vector Control walked the property and confirmed that we've created quite the food chain and not in a good way.

Many of us have bird feeders (seeds) that attract not only bird life but squirrels and rats. They come to feed on the bird seed and the raccoons come to feed on them. Even the California Audubon Society recognizes that bird feeders attract unwanted critters.

**What do we do?** Well, the Board's done everything they can including the installation of barriers in the storm drains. They've asked us not to leave out cat food and remove our bird feeders. Wait; did I just say cat food? Why would anyone leave cat food outside when according to the CCRs all pets are indoor pets? Hmmmm, more on that subject in another issue.  
OK, back to the bird feeders –

## It's now official. Birdfeeders are banned from the entire Crown Harbor property.

*This does not apply to hummingbird feeders.* They pose no food source for the unwanted critters.

Seem extreme? Our resident who's battling the rats or those who had the raccoon infestations in their attics probably wouldn't agree. It's nasty business not to mention very costly to remove/exterminate and then repair the damage they've left behind. Did I mention the smell? Enough said.

So, how can you still enjoy the bird life and stay compliant? Plant a diverse variety of flowers in your patios. They will not only attract birds and butterflies but create a sustainable food source and spruce up your patio too.

Here are some suggestions:

Aster, Calendula, Cockscomb, Coreopsis, Cornflower, Cosmos, Larkspur, Portulaca, Purple Coneflower, Snapdragon, and Zinnias.

## Buy, Sell or Trades

**Renewed Spaces: Alameda** is a company that helps people replace chaos in their home with peaceful order. We de-clutter living spaces, give homes a new look by using existing furniture and reworking it. We help people set up a nursery or recreate a child's room, study, or kitchen to be more peaceful and happy. And, we prepare for putting a home on the market by making the spaces truly inviting. Lauren Smith (a resident of Crown Harbor) and her daughter have years of experience creating organized beautiful interior surroundings. For more information, call 520-370-8026, email [lauren@renewedspacesalameda.com](mailto:lauren@renewedspacesalameda.com)

## 2005 PONTIAC GRAN PRIX GTP FOR SALE

EXTREMELY LOW ORIGINAL MILES IN EXCELLENT CONDITION ASKING \$13,000

This is an excellent car. The interior is clean; it was owned by an elderly gentleman who never drove it over 60 miles per hour; he regularly maintained it with the GM maintenance plan; and took great care of it. Mileage is mainly city miles and the 16,690 mileage is original miles. The vehicle has Onstar and is completely accessorized. Call Elizabeth Phipps @ 814-0575 if you are interested in driving the vehicle and in seeing for yourself the great value

## Have you mailed in your vote for the Roof

**Assessment?** Please be sure to mail it so it's received by Massingham no later than August 29th. You can also bring it to the special meeting that evening.

### Crown Harbor Contacts:

*Community Manager* - Alex Faymonville 510-780-8587 ext. 312  
email: [alex@massingham.com](mailto: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](mailto:board@crownharbor.org)

*Website manager:* [info@crownharbor.org](mailto:info@crownharbor.org)

*Design Review Committee:* [designreview@crownharbor.org](mailto:designreview@crownharbor.org)

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