



The Clarion

Crown Harbor Community Newsletter

November - December 2012

Board of Directors:

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

Board Meeting:

**December 12th at 7pm
 (moved from 28 Nov).**

*The Sheppard's, 1305
 Crown Drive.*

Board meetings are
 generally 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>

November & December Meetings Combined:

Keeping with policy and to accommodate the Holidays, the
 Board will combine the two meetings.

Although Veteran's Day has passed, it's important we
 remember all who have served our country and offer our
 heartfelt thanks for their service.

Board Notes from October 29th: This was a
 regular meeting so the Board followed the published
 agenda. The minutes for the September 26th Regular
 meeting, the minutes of the Executive Session and the
 Treasurers Report were all approved. Members discussed
 some routine items including repair of the posts on the
 path, completion of the raccoon barrier on the Queens
 Road drainage grate and sink hole repair on the seaside
 path. There was a discussion of continuing violations of no
 parking areas and an update on the Bundled contract.
 The Board also heard an update on the meeting with the
 new owner of the Eastern property and approved the 2013
 Budget. As noted above, the November and December
 board meetings will be combined and held on December
 12th. There are short notes on these issues further in the
 Clarion.

2013 Budget Approved. No Dues Increase!

With the Special Assessment approved to fund the roof
 replacement, the Board agreed that there's no reason to
 increase the contribution to Reserve in 2013. By holding
 that and most other budget lines to 2012 levels and off-

setting contract increases by other budget reductions, the
 Board managed to approve a budget for 2013 with no
 increase in members dues. Your monthly dues will remain
 the same for the third year in a row. **GOOD JOB, GUYS!**

No Parking means NO PARKING! It's easy to see the no
 parking signs posted around the complex. However, we
 continue to have vehicles parked in these no parking areas.
 We extend some leniency for the contractors with their
 trucks and equipment. However, if it says "No Parking"
 please don't park there. **"But, I was in my driveway."
 Really??** If you haven't read your CC&Rs, Article 3.3 f (vii)
 says **"Parking of vehicles is prohibited in front of garages
 or on any private street or driveway within the Complex."**
 It couldn't be more clear.

While we're on the subject of parking, here's a request
 from the residents on Kings Road. PLEASE don't bring your
 vehicles over to Kings and park them so your guests will
 have a place to park near your house. With the
 construction containers and yes, the Port-a-Potty in this
 area, parking spaces are at a premium. With the holiday
 season in full swing we need guest parking on Kings as well.
 As a reminder, your garage is your primary parking area.

Ongoing Maintenance:

The Bundled Maintenance Contract includes: siding and
 trim repair, roof tune up and maintenance, sealing of our
 walk-out roofs, gutter and downspout repair and painting the
 entire exterior of our buildings. **Current Status 31 Oct:**
The roof tune-up is completed on all buildings.
Siding, Trim repair and Painting is completed on 20 units
 (1302 Crown through 1335 Crown). Siding and trim work
 continues now on Kings; painting will follow. Notices
 were/will be posted in advance of siding and trim repair
 and painting so owners can move personal items and
 remove obstructions (such as plant trellises) prior to
 painting. **Please also note**, house numbers are being
 replaced and windows will be washed after the unit is
 painted as part of the painting contract.

With the repairs to the siding/shingles you may experience
 some of the following:

- Shaking and rattling inside your home. This is actually
 good practice for earthquakes! Be sure items are

Happy Holidays



secured on shelves and use caution opening cabinets in case things shifted.

- If you had an emergency cut off installed on your gas meter it may get tripped when bumped by ladders. If you notice you don't have hot water that's probably the culprit. You'll need to turn the reset screw on your meter and relight pilots. The workers are taking extra precautions to avoid coming in contact with the meters but occasionally it's unavoidable.
- The outside lights on your garage may not turn on. The light fixtures aren't always wired correctly when they're replaced after painting. Please email Dave Eck: davideck1311@comcast.net if you notice your lights aren't coming on.

Parking Outside the Front Gate: New signs are posted and flyers are being placed on violating vehicles. Towing enforcement will start shortly. If you need to park your vehicle outside the gate between dusk and dawn, please contact Massingham and request a parking placard.

Special Roof Assessment Reminder

The first of 5 annual payments is due by December 31st of 2012. Some members would like to make incremental monthly payments rather than an annual lump sum at the end of the year. To facilitate that option, our bookkeepers will send monthly statements of the special assessment account to each owner - much like the one you get for monthly dues. This second statement will be on colored paper (probably yellow) so they're obvious. It will give you the balance due on your account and the payment due date (Dec 31st). If you choose to make incremental payments through the year, you use this statement and envelope to send the payment. Your account will be credited and the next statement will show that credit and the new balance. If you choose to make one lump sum payment, you can disregard the monthly statement until the end of the year and send the one payment in December. As long as the required total is received by the due date, the account will be current. Details of the Special Assessments, like regular assessments (monthly dues) are covered in Article 5 of the CC&Rs. Late assessment payments, like late dues, will be treated according to section 5.5.

Are you still receiving the Clarion via Mail?

If you'd like to switch to the electronic version, please send me your email address and I'll include you in the distribution. peggymcdermott@comcast.net

The next issue of the Clarion will be published in January. Be sure to check our website for announcements and updates.

Crown Harbor Holiday Party - Dec. 16th

More information will follow via a separate flyer.

Nominations for the Board of Directors

We often hear from residents that they don't want the hassle of being on the board. More often than not they cite the issue of dealing with unhappy neighbors and don't want any part of it. That's understandable. But, it's important to remember the board isn't in the business of solving neighbor disputes, nor are they the resident complaint department. The mission of the Board is to carry out the business, affairs and decision making of the association.

As mentioned last month, some of the current directors have served for 5 terms and have faced some of the toughest decisions our association has seen. It's time for others in the community to step up and get involved. Arm chair quarterbacking is easy - making the sometimes tough decisions for the *good of the entire community* - not so much. We are all financially vested in the community, shouldn't you be part of the decision making as well? Nominations will start in January.

Crown Harbor Contacts:

Community Manager - Alex Faymonville 510-780-8587 ext. 312
email: alexmf@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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