

The Clarion

Crown Harbor Community Newsletter

January 2013
Happy New Year!

Board of Directors:

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

Board Meeting:

January 23rd 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>

Board Notes from December 12th: This was a regular meeting so the Board followed the published agenda. The minutes for the October 31st Regular meeting, the minutes of the Executive Session and the Treasurers Report were all approved. Members discussed some routine items including mailing of the Annual disclosure and 2013 Budget, the annual financial review and tax preparation and mailing of statements for the Special Assessment. The Board also heard an update on a meeting with the City Planning Department about the Eastern (former government) property.

2013 Budget Approved. No Dues Increase!

Thank you to the Board members for their continuing efforts to keep our costs under control.

GOOD JOB, GUYS!

Special Roof Assessment Reminder

The first of 5 annual payments was due by December 31st of 2012. We hope you all sent in your payments.

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.

Cars Parked Outside the Gate

Our towing contractor seems quite happy to stop by every night and tow away any offenders. If you need to park

your vehicle outside the gate between dusk and dawn, please contact Massingham and request a parking placard.

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.

Status as of 7 January:

The roof tune-up is completed on all buildings.

Siding and Trim repair is completed on 56 units. **Painting** (except entry door) is completed on 37 units and will continue as weather permits. Eighteen change orders have been issued so far, at a cost of \$21,507.61.

It's Worth Repeating

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 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.

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

Nominations for the Board of Directors

I'm sure you've all considered being a part of the Crown Harbor Board of Directors as your New Year's Resolution! That's excellent news; it should be another great Board!

If you haven't already received them, nomination forms will arrive shortly. Be sure to fill them out and return them to Massingham by the deadline stated on the form.

Buy, Sell or Trades

Have you had renovation work done in your home and want to share the name(s) of your contractor?

Do you have something to sell? We'd be happy to share the information here in The Clarion – sort of our own little Yelp column. Please send me the information via email or by phone and I'll be sure to get it in the next issue.

OK, I'm so desperate to fill space I'm going to share my most embarrassingly simply recipe.

I needed something inexpensive to feed a crowd with little or no effort. After searching the internet I found it. It's a great Super Bowl or Pot Luck dish and best of all it's made in a slow cooker. Didn't we used to call those crock pots?? EVERYONE asks for this crazy recipe and I cringe every time because it so simple and rather unorthodox but I've yet to have leftovers. Here it is:

Shredded BBQ Pork

5-7 lb Pork Shoulder (Costco sells them in packages of 2)
3 Onion slices about ¾ inches
Liter bottle of Root Beer (yes, you read that right)
Prepared BBQ sauce (I've used Sweet Baby Rays)

Place the onion slices in the bottom of the slow cooker and then place the pork shoulder on top. Pour the root beer over the meat to cover. Put the lid on the cooker and cook on low for 24 hours.

Remove the meat from the cooker and shred. Discard the liquid and the onion. Place the shredded pork back in the cooker and add your favorite prepared BBQ sauce.

Cook until heated through. That's it!

Well, how about you? Surely you have some great tasting and simple recipes you could share. Send them my way. I'll even publish them anonymously if you'd prefer. 😊

As you can see, we have lots of space left in our newsletter this month. Do you have any suggestions for articles? I'd love to hear them. Please contact me with your ideas.

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

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