



The Clarion

Crown Harbor Community Newsletter

February 2013

Board of Directors:

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

Board Meeting:

February 26th 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 January 23rd: This was a regular meeting so the Board followed the published agenda. The minutes for the December 12th Regular meeting, the Executive Session and the Treasurers Report were all approved. Members discussed some routine items including sign replacement on Crown Drive and at the front gate, minor modifications to the 2013 budget, light bulb replacement and review of the Reserve Account. The Board also heard an update on a meeting with Jim Meeks of Tim Lewis Communities (the prospective owner of the McKay Property; formerly the Government property) to the east of Kings Road. Although Tim Lewis Communities is due to settle on the property sale soon, the Park Departments law suit against the City of Alameda may delay that progress. Mr. Meeks has volunteered to address the Board about his plans. In light of the pending law suit, the Board decided to hold off on that meeting. The Board hopes to set up meetings with some of the other parties in the litigation. The Regional Parks Department has challenged the zoning and several other organizations have raised issues regarding the low residential density of the proposed project. We'll do our best to keep you informed as the process unfolds and these issues develop.

2012 End of Year Financial Review

Thanks to the efforts of our Board to keep costs in check, we ended 2012 a total of \$6,921.04 under budget. (unofficially, of course) The final balance will be confirmed by our accountants and, in accordance with our March 2012 vote, will be transferred to our Reserve Account.

Farewell, good friend

With sad hearts and utmost respect, we wish a final farewell to our friend and longtime resident, Tom Linney. Sadly, Tom passed away Saturday, January 19th. For many years, Tom volunteered countless hours and kept the lights of Crown Harbor shining brightly. He walked the neighborhood daily and always stopped to chat and share wonderful stories. We will all miss Tom and his dedication to our Community. Our deepest condolences to his wife Joyce and their family.

A funeral mass will be held at 12:30pm on Saturday, February 2nd at St. Barnabas Church, 1427 6th St.

Parking outside the Gate

Remember, 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 21 January: Siding, Trim repair and Painting (except entry door) is completed on 34 units. An additional 34 units have passed City Inspection and are cleared for painting (72 of 76 total). Cold and wet weather has delayed the painting. Siding and trim work continues; painting will follow as soon as possible. We now have two crews on site doing paint preparation work. Thirty two change orders have been issued, at a cost of \$22,296.60. Our original estimate included over \$36,000.00 in contingency funding to cover these added costs.

T G I F - Friday, February 15th 6:30pm - 8:30pm
1309 Crown Drive. Thanks to Richard and Melisa Fabbri for hosting and resurrecting this tradition! Bring a snack to share and your favorite beverage. Please RSVP to 749-0171 or email: rmfabbri@aol.com if you plan to attend.

If you'd like to host a future TGIF, please let me know!

Mulch Madness - Saturday, 9 March

A large truckload of mulch will be delivered to our complex and we need volunteers to help distribute the bounty. No experience necessary; just a willingness to help us get the job done. If you have a rake, shovel or wheel barrow please bring them too. Recycle bins also work. We meet around 9 and depending on how many neighbors join we are usually finished by noon. If you have an hour or two to spare we'd sure appreciate the help.

Annual Meeting planned for March 27th

7:00 pm at the Ballena Bay Yacht Club, 1150 Ballena Blvd.

This is a different venue from the last few years.

Please plan to attend this important yearly meeting.

Nominations for the Board of Directors

By now you should have received your nomination package. Please send your nominations to Massingham by February 11th.

Frequently asked Questions about our Roof, Siding and Painting Contract

Why do our newly painted shingle walls look patchy?

To minimize termite and rot damage in the future, we decided to use a composite shingle. When the walls were painted, we were as surprised as anyone of the different appearance. The composite takes the paint differently than the older wood. The experts tell us the difference will fade as the sheen on the new paint weathers. By the way, the sheen increases the life of the paint.

There are deteriorated parts of my building that were not repaired. Why wasn't it fixed.

The siding contract was based on a thorough inspection and detailed list of bad areas. The inspection focused on siding that may cause water intrusion and interior damage. As the workers discovered additional damage, that work was completed on Contract Change Orders. So, simply put, if leakage would not go inside the home, it wasn't fixed. Items like garbage enclosures, patio railings, divider walls and decks were not repaired at this time. If you see additional items, please notify Massingham. We're keeping a backlog of these items and will look to fix them as funding is available.

Why didn't they repair my door jam and threshold?

This item is a bit different. Please refer to Exhibit "B" to the CC&Rs. This is the Matrix for Maintenance, Repair and Replacement Responsibilities. As noted in this matrix,

maintenance responsibility of the windows and window frames (including the skylight), doors and door frames (including entry, garage, sliding glass, etc.) belongs to the homeowner, not the Association. Same is true for the ground floor patio decks. The original ground floor patios were small concrete pads. Anything else (including wood decking) is owner installed and maintained. Although we do paint them as part of the exterior painting, any repair or replacement of these items is your responsibility.

Special Roof Assessment Status

The first of 5 annual payments was due on December 31st of 2012. **Thank you to the 70 homeowners who complied and paid on time!**

Stay informed!

Our website is continually updated (thanks to Scott Sheppard) with all of the latest information regarding our community. Check it out: <http://crownharbor.org>

Miscellaneous...

One of our neighbors has noticed a slight bit of rust in the water around the kitchen & bathroom faucets. The plumber has no explanation. Has anyone else noticed rust in their water lately? If so, please notify Massingham.

Anyone have a contractor they would recommend for bathroom remodels? Please send me the info via email or phone. Thanks.

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

Newsletter Editors:

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



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