



The Clarion

Crown Harbor Community Newsletter

April 2013

Crown Harbor Contacts:

Community Manager - Cathy Mount, CMCA
510-869-2660 email: cmount@massingham.com
Community Assistant - Anna Zugar,
email: annaz@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 Cathy at her number above.

Crown Harbor Board of Directors:

*David Eck - President,
Gene McDermott - Treasurer
Scott Sheppard - Secretary
Roseanne Disandro - Director
Sean McDermott - Director*
email: board@crownharbor.org

Gate Codes:

Side gate: 514 Pathway Gates: 30245

Board Meeting: April 24th 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 view:
<http://crownharbor.org/events/agenda.pdf>

Board Notes from The 2013 Annual Meeting:

With 51 of 76 votes received a quorum was established and the meeting called to order at 7:04PM. Thank you to those who submitted your votes. The intent of the Annual meeting is to keep the membership informed of happenings and progress in our community. Board reports are summarized below:

President's Report - Dave Eck

This year's roof assessments have been paid, and Crown Harbor will continue on the 5 year program to raise the funds for the project.

Crown Harbor is nearing completion of the siding

repair/painting project. The new siding does not match the old version, so the repairs are noticeable. To replace all of

the siding was cost prohibitive.

The Board will do a walk through with the contractors and any open issues will be dealt with prior to final approval of the project. Residents who notice issues should report them to board@crownharbor.org.

The speeding problem is better, but all must remain vigilant and keep to the posted speed limit of 15 MPH. Now that Crown Harbor has new pumps in place, there have been no sewer overflows.

Problems with the street lights and flag pole light shorting out and turning off the breakers are being addressed. Regarding exterior lighting, LEDs are more expensive but last longer. As of now the CFLs continue as the bulb of choice.

The Board has received a bid to do extensive repairs on the south west area (under the Cottonwoods) of the bicycle path.

Efforts to no longer have bird feeders on the property have resulted in fewer complaints about raccoons and rats. Regarding the project on our eastern boundary at McKay Street, there have been several meetings with the Developers of the property, Tim Lewis Communities, and John Russo, Alameda City Manager. The Board will continue to look very carefully at this project.

Treasurer's Report - Gene McDermott

For 2012, membership income was ~\$1,900 **ahead of** budget.

For 2012, operating expenses were ~\$6,900 **under** budget. The siding project included a contingency for unexpected expenses. Though the project is not done yet, the amount spent on change orders so far is ~\$10,000 **less than** budgeted. The caveat is that there is an open tab with the City of Alameda for permits.

The bundled contract (roof-tune-up/siding/painting) work is projected to last through the summer.

Secretary's Report - Scott Sheppard

The Crown Harbor web site started out just as a place to put the phone directory and *The Clarion*.

The web site has grown so that it serves two audiences:

visitors who may wish to purchase property in our complex and community members who want to know what is going on. Everyone should use board@crownharbor.org to report problems or make requests.

Various Committee Reports were also presented.

Ballot Results:

On the issue of IRS Ruling 70-604:

53 votes in favor; 0 opposed; 1 abstained.

The motion to transfer the remaining balance from the operating account to the reserve account was passed.

Election of five (5) candidates to the Board of Directors

The six Candidates were: Thomas Burns, Roseanne Disandro, Sean McDermott, Dave Eck, Gene McDermott, and Scott Sheppard.

Roseanne joins Dave, Scott, Gene and Sean on the Board of Directors.

Tom, thank you for running and PLEASE stay involved with our community. We appreciate your willingness to help.

Mulch Madness - Another success!

Thanks to the 10 homeowners who helped spread mulch throughout the community on 9 March. Many areas of the grounds now have a layer of mulching material that not only looks nice but goes a long way to help us conserve water.

Renew HOA Insurance Policy

The current policy expires at the end of March. Though the policy renewal includes an increase, the Board did not receive competitive bids in time to make an informed choice. A motion was made to renew the current policy and spend time this year to obtain and assess competitive bids.

T G I F We started this tradition 2 years ago and it went strong for awhile. Hosts open their homes on a Friday of their choice between 6:30 and 8:30 pm. Everyone brings an appetizer to share and their own beverage of choice. If you'd be interested in hosting please let me know.

Stay informed!

Our website is continually updated (thanks to Scott Sheppard) with all of the latest information regarding our

community, so be sure to check it out:

<http://crownharbor.org>

Have we got a deal for you. Seth Selkow ordered a custom blind to fit the kitchen garden window.

Unfortunately, it didn't match others in their home. It's brand new with all the hardware and he's willing to give it to a CH homeowner that can use it. If you're interested or would like more info, please contact Seth at:

sselkow@hotmail.com.

Know a good flooring person? Paul and Val Ackerman would like some recommendations for tile or wood floor installation. Please contact them at :

paulrackerman@msn.com

How about sharing your favorite recipe?

Simple or complex, let's have it. We've got some great cooks in our community so let's share that wealth. Personally, I'm always looking for quick and easy appetizers. So, lets get motivated people and send me those recipes!!!

Have some news you'd like to share? Ideas for other articles in the Clarion?

Send them please! Format isn't important. Email, Word or if you're not a big computer person, send me a written note (590 Kings) and I'll get it in the next issue.

To make the May issue, please send in your notes by April 25th.

Still receiving a paper copy of the Clarion and want to switch to the electronic version? Send me an email and I'll add you to the list.

“Spring is the time of plans and projects.”

— *Leo Tolstoy, Anna Karenina*

