



Happy Father's Day

The Clarion

Crown Harbor Community Newsletter

June 2013

Crown Harbor Contacts

Community Manager - Cathy Mount, CMCA
510-869-2660 email: cmount@massingham.com

Community Assistant - Anna Zugar,
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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,

Roseanne DiSandro - Co-Vice President

Sean McDermott - Co-Vice President

Scott Sheppard - Secretary

Gene McDermott - Treasurer

email: board@crownharbor.org

Board Meeting: June 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 view:

<http://crownharbor.org/events/agenda.pdf>

Sad News

Longtime resident, Toni O'Maley of 545 Kings Road passed away on Tuesday, May 28th. Her big beautiful smile will be missed in our community. We extend our deepest sympathies to Pitt and the O'Maley family.

They're baaaack.....

Once again Crown Harbor is experiencing increased activity by our furry raccoon "friends". It is spring and they are looking for dens and mates. There are large numbers of paw prints on the walkway and an increased number of sightings. Clyde and Cynde Grossman at 1317 Crown had a pair of the critters in a major argument at their front door. They have been seen on patios and in the landscape areas.

Remember they are not overly afraid of dogs or humans and can be fairly aggressive this time of year. Once again

we are putting out the annual reminder not to leave pet or bird food out anywhere near your unit. We have gotten better about feeders; however, we still have people placing bird seed on their patios and in the landscaping. For a full overview and some recommendations from Vector Control, check the link Scott has posted on our CH website:

<http://crownharbor.org/raccoon.html>

The Berkshire Chorale Festival will be presenting a choral concert at the new and highly acclaimed Weill Auditorium in the Green Music Center on the Sonoma State University campus on **Saturday, June 15 at 7:30 pm**. The featured works will be two favorites from the classical repertoire - Mozart's Requiem and Beethoven's Magnificat. They will be accompanied by the Santa Rosa Symphony, one of the leading regional symphonies in the U.S., which is celebrating its 85th anniversary during this inaugural season on the Green Music Center.

Two of our "Crown Harborites" , Paul and Valerie Ackerman, who will be performing with this international chorus, have previously sung with the BCF in concert venues around the world including Santa Fe, Vancouver, Canterbury Cathedral in England and a former Nazi concentration camp in the Czech Republic. Tickets are available on-line at <http://gms.sonoma.edu/event> or by calling 866-955-6040.

TGIFs - July 12th 6:30 - 8:30 pm - McDermott's, 590 Kings. Bring your favorite beverage and a snack to share. Please RSVP to peggymcdermott@comcast.net or 521-8688. Hope to see you then.

August 23rd at DiSandro's more info in July Clarion.

Neptune Beach Project Environmental Impact Report
Crown Harbor residents received a notice for a **Public Scoping Meeting on June 5, 2013** (City Hall) regarding the Tim Lewis Development proposal for 48 units of housing on the old government property.

The Board has been tracking this project since the time the sale was first proposed by the Government Service Agency (GSA). The Board Committee of Dave Eck and Gene McDermott have met with the representatives of Tim Lewis Communities on several occasions. They've also met with City Manger Russo. The Board made a formal

presentation to the Planning Board at the time the property was rezoned.

The zoning is being contested by several parties. The Parks wanted the site but could not meet the GSA asking price. One of their proposals was to use the property for expanded parking for cars and buses. Two other organizations have protested the density of the project and have expressed interest in having higher density for affordable housing. The legal actions are all still pending.

The Board will certainly be an active participant and strongly encourages your participation in the EIR process for the project. Here are some issues that concern us:

Storm Drainage: The Developer proposes to use the existing storm drainage system for the new property. The drain lines from the property currently empty at several points into the Crown Harbor drain line that runs from the corner of Queens, down Kings to the Bay. We have concerns about any legal issues that might come up if, for some reason, those lines cause flooding.

The Property Line: The current fence is not the correct property line. The real line is much closer to Kings Road. It would continue along the fence line on our eastern border (on Queens) to the survey stake in the Pathway by the gate.

The Landscape Zone: We currently maintain a landscape zone along the eastern boundary on Kings. We would strongly pursue the developers to provide a scenic easement in this area for screening and esthetic purposes.

Egress for Pedestrians and Automobiles: The developers propose egress onto Kings Road for vehicles and pedestrians. We oppose this. However, the EIR should cover any traffic these egresses might generate.

The Proposal for Three Story Units. The proposal allows three story units on the property and suggests they could be along our property line. We are concerned about privacy and any scenic impact caused if those units are directly on our common property line.

There is no doubt the proposed project will impact Crown Harbor. We suggest everyone look at the Crown Harbor web page and review the Committee reports. It is also important that you follow the City Hearings on this very carefully. As mentioned in the notice letter you received, there will be 3 additional steps in the project approval: 1) a tentative map of the project. 2) A planned development. 3) Design review. All of these steps will have time for further public comment from our residents.

Board Notes: At the regular meeting on May 22nd, the Board of Directors approved the minutes of the April regular Board and Executive meetings and the April Financial Summary. They also approved a request for use of Common Area (per our policy) for a Birthday party including a Children's Bouncy House on the Crown Drive horseshoe on Sunday, June 9th. The Board reviewed a Landscaping Committee proposal and approved a trial of converting a small section of our irrigation from the current spray to a drip system. The CERT Committee is working to update our emergency action information; the Design Review Committee, with Board support, approved a request for home renovation and installation of a direct vent fireplace and select Board members are working with USPS to coordinate repairs of our mailbox stands. In other actions, the Board approved a policy for recording and marking reserved parking spaces, heard updates on Sewer Lateral disclosures, the status of our sewer lift station (issues from mop head damage continue) and street light failures.

Bundled Services Contract Update: We and our contractor are aware there are a number of 'punch-list' items to be addressed and/or corrected. That action is ongoing. With the exception of these punch list items, all siding and trim repair/replacement is complete; painting of all siding and trim is complete; all roof repairs are complete; window washing is complete and replacement of all brass house numbers is complete. They are still staining some of the entry doors and still need to power wash to remove paint overspray. Painting of metal work (gates, fence, fire hydrants, etc.) remains to be done and we still need to paint/seal the 'walk-out' roofs and second floor patio decks. These will be completed this summer. In a separate but related item, we also expect to repair and re-seal our asphalt surfaces this summer.

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 send me a written note (590 Kings). *To make the July issue, please send in your notes by June 21st.*