



The Clarion

Crown Harbor Community Newsletter

July 2013

Board Meeting: July 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>

Last chance! Submit your Punch List !!

You've received a punch list form from our contractor asking for a listing of anything you see with the siding and paint that is not quite right. Please look over your entire house and list anything and everything. Look for damaged siding or trim, bubbles in the paint, poor caulking, paint overspray, anything that deserves a second look. We may not be able to fix it all, but we'll do what we can.

TGIFs 6:30 to 8:30 pm Bring your favorite beverage, a snack to share and get your weekend started!

July 12th at the McDermott's, 590 Kings

Please RSVP if you plan to attend:
peggy.mcdermott@comcast.net or 521-8688.

and

August 23rd at the DiSandro's, 548 Queens

Please RSVP if you plan to attend:
rusty.roseanne@comcast.net or 522-2189.

To flush or not to flush....

It seems this is a quandary for some of our residents. Once again - for the 3rd time in the last 3months we've had to call for service on the sewer pumps because something was flushed down the toilet that shouldn't have been.

These unexpected and avoidable repairs are very costly as they're always an emergency call and are seriously eating into the budget. This is a complete waste of our money so PLEASE, be mindful of what your flushing down the toilet.

Since we're on the subject of pipes, we have a personal recommendation if you're in need of a plumber.

Todd Roberts is a licensed plumbing contractor and longtime Alameda resident. He offers 24 hour emergency service and is knowledgeable, trustworthy, reliable and very punctual! You can reach him at 510-912-2428.

Don't let living in a Gated Community give you a false sense of security. We've recently had 2 cars vandalized in the complex. In both cases the cars were locked and parked in the spaces along Crown Drive. One resident had the wheels removed from their car; the other had a window broken and change stolen from the console. This is a reminder for all of us to be vigilant about our safety and the security of both our vehicles and our homes. Lock your doors, make your home look occupied, even if your not home. Pick up your newspapers, bring in your trash and recycle bins, keep your walkways lighted - most vandals don't want to be seen - and the best way to secure your vehicle is by parking in your garage.

If you see something suspicious, call 911. These issues are beyond Massingham, Board and Committee members areas of responsibility.

In the words of Sergeant Phil Esterhaus, of Hill Street Blues "Lets be careful out there".

Just a reminder... Design Review Committee

written requests are required before you start any work that changes structural integrity or the exterior appearance of your home. There are a number of modifications that are approved, but requests must still be filed. The Committee and Board will deal with them as quickly as possible.

Now you see 'em, now you don't.

You may have noticed the street lights have been acting up - not so unusual for a system that's 30 years old. The Board has commissioned a complete inspection of the lighting circuits in hopes of finding the cause. Once identified it will be repaired.

Board Notes: from the June 26th meeting

The security of our complex is a big issue for the Board. Street light 'blackouts' and vandalism in the community are ongoing concerns. A small committee is looking into additional security lighting and other improvements.

In the Homeowners open forum, one of our residents noted that both good and bad things come with Garage Sales. With serious concerns for the security of our community, they presented information and

recommendations to consider when planning the community garage sale. These concerns will be considered in the planning process.

In other news, the mailboxes have been repaired as have the pathway bollard lights. Our earthquake insurance has also been renewed for another year. A-1 is wrapping up the final painting items including benches, trash can lids, fire hydrants, gates and metal fences. **They've also asked each resident for a list of any outstanding items for a punch list.**

With the 'bundled contract' coming to a close, we have two new maintenance items to deal with this summer. We plan to re-seal the walk out (roof/patio) surfaces and repair and seal the asphalt surfaces around the complex. These items can be messy and inconvenient, but they are very important as they save us major repairs in the future.

Financial Status of Bundled Service Contract - June 30th.

Our bundled services contract included Roof Tune-Up, Siding Repair and painting. We budgeted based on quotes and estimates for all of the work. Here are the unofficial numbers:

Item	Budget	Actual
Bundled Contract	\$345,969	\$335,590
Contingency (Change Orders)	\$ 35,335	\$ 74,713.45
Construction Mngt	\$ 22,878	\$ 24,618.21
TOTAL:	\$404,182	\$434,921.65

After \$74,713 of change orders, nearly a year of site work and many hours of Board members efforts, we expect to close out our Bundled Services Contract at **only 7.6% over** budget.

NOT BAD FOR A BOARD OF VOLUNTEERS MEMBERS!
Thank you for a job well done.

Community Emergency Response Team News

CERT members are going door to door to interview residents and collect valuable information to be used in case of an emergency. These questions will include: number of people living in each home, emergency numbers and email addresses, pets, any special resources you might have., etc .

In addition, special meetings are scheduled to review this information and provide tips for taking care of yourself and your home during an emergency.

These special meetings are scheduled as follows:

Deeahna Lorenz will host the meeting for all residents of **upper Crown Drive on Sept. 13th**, 7-8:30 PM at 1371 Crown Drive.

Mariu Arzayus will host residents of **lower Crown Drive on August 29th**, 7-8:30 PM at 1316 Crown Drive.

Barbara Bolton and Ellen Marshall will host residents of **Queens Rd and Kings Rd on Sept. 27th**, 7-8:30 PM at 1335 Crown Drive..

Invitations will be sent 2 weeks in advance. If you can't make the meeting for your street feel free to join one of the other meetings. We appreciate your cooperation and willingness to keep our community safe.

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,
Roseanne DiSandro - Co-Vice President
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