



# The Clarion

## Crown Harbor Community Newsletter

### October 2013



#### **Board Meeting: October 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 view:

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

#### **November & December Meetings Combined:**

Keeping with policy and to accommodate the Holiday Season, the Board voted to combine the November and December meetings. The combined meeting will be held on December 11<sup>th</sup>.

#### **Community Emergency Response Team News**

**A BIG Thank You** to the CERT team members for their efforts to improve our Neighborhood Disaster Readiness, and our Secretary for taking such detailed notes. All of the meetings went very well. Our Secretary has updated the web site with the following:

##### **Updated Directory:**

[http://crownharbor.org/directory/crown\\_harbor\\_directory.pdf](http://crownharbor.org/directory/crown_harbor_directory.pdf)

##### **Updated Safety page:**

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

**Updated Info page** detailing information about things like where to get fire extinguishers serviced:

<http://crownharbor.org/safety2.html>

**New Disaster Readiness pages** – each one specific to a disaster readiness neighborhood:

<http://crownharbor.org/safetyt1.html>

<http://crownharbor.org/safetyt2.html>

<http://crownharbor.org/safetyt3.html>

<http://crownharbor.org/safetyt4.html>

**Raccoons spotted in daylight** – The young are seeking territory. Don't give them a reason to stay. Don't put out pet food or bird feeders and watch your pets.

#### **Crown Harbor Community Garage Sale**

The Community Garage Sale on September 7<sup>th</sup> was a great deal of fun and camaraderie. Neighbors met new neighbors, friendships were renewed, and stories were shared. Fifteen garages were open and six residents filled the first two parking areas at the gate. The one thing I heard over and over again, "I wish I had more time to shop" and "I wish I had gone back for that item." This is from those of us who live here! I would like to thank the following people who were key to this venture: Scott for his stellar computer skills; Christopher for his computer artistry and sense of humor; Elizabeth for her dedication and advertising passion; Clemencia and Edward for posting advertising on Park Street and the Mall; Barbara and Segewick for posting signs to show how to get across Webster and find us during the festival; Denise and Cheryl and Val and David for giving breaks to all of us; Rusty for his morale support and cleaning out the garage and mostly to all the residents who joined in and or shopped and gave support. Thank you, Roseanne

#### **Save the Date for the Crown Harbor Holiday Party – Saturday, December 14, 2013, 5-9PM**

Wanted – 3 Homeowners to host our progressive home tour in their homes

Wanted – 2 volunteers for each of our 3 homes, to help keep the refreshments flowing

It's a great time to meet old and new neighbors. We hope you will join in as we continue this Crown Harbor tradition! If you would like to be one of our Host Homes or volunteer to help out in one of the homes, please contact either:

Carol Ansley – [carola49@comcast.net](mailto:carola49@comcast.net)

Ellen Marshall - [bblewett@aol.com](mailto:bblewett@aol.com)

#### **Holiday Lights and decorations are approved**

on Common grounds from 1 December to 18 January.

**Board Notes:** Here is the latest from some active committees:

**Landscape:** The plan for tree trimming/removal was approved with an expected cost of \$7,000.

**CERT:** The meetings were held and 4 distinct neighborhood plans are documented on the web site:

<http://crownharbor.org/safety.html>. Most residents can be reached via [community@crownharbor.org](mailto:community@crownharbor.org).

**Reserve:** Assuming 2% inflation, the study review submitted to the Treasurer recommends a 3% dues increase for next year with assessments to be collected in 2018 and 2036. A request was made for an additional scenario that separates out roof funding. (This was not adopted. It is only a recommendation at this time.)

**Normal Business:**

The garage sale was a huge success, but there are no plans to hold it annually as it nullifies the ability to have estate sales.

The application for a new garage door for 540 Queens was approved.

The bid for \$1,475 for a new reserve study was declined.

The next reserve study will be completed in 2017.

The emergency action for sewage cleanup/repair at 572 Kings was formally approved.

The board passed a motion to allow holiday lights to go up on December 1, 2013 and be taken down by January 18, 2014. The lights at the entrance will be taken down. If a volunteer wants to replace them, a plan should be supplied to the board before doing so.

We should have a draft 2014 budget to review in October.

The rental application for 1314 Crown Drive was approved as the number of rentals is below the allowable threshold.

**Help Wanted:**

Part Time Secretarial Help Needed - Hours flexible

Should have strong Apple computer skills

Please write Diane Mosier at [livelyarts2@aol.com](mailto:livelyarts2@aol.com)

Salary to be negotiated

**Available for the taking:** Custom Window Cornices; 2 built for over 8' sliding glass door; 2 'L'-shaped, built for living room /bedroom with small window on right side. Contact Gene McDermott: [EugeneMcDermott@comcast.net](mailto:EugeneMcDermott@comcast.net)

**We'd Love to Save our Trees – but sometimes removal is the only option**

As you've noticed, we had two fairly large trees fall in the complex. We try to keep the trees trimmed to avoid these emergencies.

**We have a number of Problem Trees** that are creating problems with sidewalks, driveways and sewer laterals. For the reasons noted, we'll say good bye to these old friends. They will be removed soon.

542 Queens. This large Cedar tree next to the garage was not a part of the original landscape plan. The roots have lifted the driveway so high the garage door will not close.

572 Kings. This street side Magnolia is the likely cause of the recent sewer lateral backup and damage.

590 Kings. The large Magnolia continues to lift the sidewalks and is also over the sewer laterals.

574 Kings This cherry tree is also lifting sidewalks.

550 Queens. A magnolia and Podocarpus trees are too close to the building and over the lateral line.

**Questions? Contact:** David Eck: Phone 522-5010 or [davideck1311@comcast.net](mailto:davideck1311@comcast.net)

**Crown Harbor Contacts:**

Community Manager – Waqar Fazlani, CMCA  
510-869-2639 email: [wfazlani@massingham.com](mailto:wfazlani@massingham.com)

**For after-hours emergencies:** 1 866-673-5415

**Crown Harbor Board of Directors:**

*David Eck - President,*

*Gene McDermott - Treasurer*

*Scott Sheppard - Secretary*

*Roseanne Disandro – Director*

*Sean McDermott - Director*

*email: [board@crownharbor.org](mailto:board@crownharbor.org)*

**Next issue of the Clarion will be a combined November and December issue.**

**If you'd like to submit something, please send it to me by November 15<sup>th</sup>. Thank you.**