

# The Clarion

## Crown Harbor Community Newsletter

### *Happy New Year!*

### January 2014

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#### **Board Meeting: January 22 at 7pm**

*The Sheppard's, 1305 Crown Drive.*

**Board meetings** are 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>

#### **Monthly Dues Increase in 2014**

As hard as they tried, our Treasurer and Board were not able to avoid a dues increase for 2014. An increase in Earthquake Insurance is the big driver. Here are the new monthly dues:

**A Units** increase to **\$389.30**;

**B Units** increase to **\$455.62**;

**C Units** increase to **\$465.23**;

**D Units** increase to **\$466.09**;

**E Units** increase to **\$387.40**.

**The increase is effective for the January 2014 payment.**

#### **Special Roof Assessment Reminder**

**The second of 5 annual payments was due by December 31st of 2013. If you haven't sent your payment in yet, please do.** As with all assessments, late payments could be subject to a late fee. **The Special Assessment payment is IN ADDITION TO your monthly dues** and goes to a different account so please DO NOT include it with your regular monthly dues. Details of the Special Assessments, like regular assessments (monthly dues) are covered in Article 5 of the CC&Rs.

#### **Nominations for the Board of Directors**

The mission of the Board is to carry out the business affairs and decision making of the association. Some of the current directors have served for 5+ terms and have "done their time". We expect to have several open positions.

All of us are financially vested in the community so it makes sense you'd want to be part of the decision making as well. Here's your chance! Nominations will start this month.

#### **What' going on around the neighborhood?**

**Roofing Work** – Our contractor, A-1, is finishing up the coating of our 'walk-out' roofs. If you recall, we resurfaced our flat roofs (not walk out) a couple years ago. We 'tuned up' our shingled roofs last year and now, finally re-coated the walk-out roofs. We anticipate total tear-off and replacement of the shingled roofs in 2017.

**Tree trimming and removal** – The Landscaping committee is diligently and progressively trimming trees back from our roofs and siding and removing trees that are damaging our sewer pipes, sidewalks and asphalt surfaces.

**Asphalt and sidewalk repair** – Our streets, pathway and sidewalks are damaged in some areas. Keeping with our Reserve Study, we're looking to make repairs in 2014.

**Street and Path Lighting** – If you've been following the notes, you know we've been having a continuing problem with our lighting. We'll be looking repairs and possible replacement to resolve the problem. We've contacted Alameda Municipal Power to conduct a free energy audit and help us in the process.

**Monthly Site Inspections-** As many of you have noticed, we have a Site Inspector (Robert Gutierrez) walk through the complex on a monthly basis and identify items and areas that need attention. This inspection is part of our Massingham Contract.

#### **Massingham and Associates:**

Our Community Manager is there for you! If you have problems, issues or concerns about our community, please contact our manager and make them known. The roofers, painters, landscapers and inspectors all work on contract to a specific work order. They are not authorized to deviate from that order. When you divert their attention or ask them to do additional work, you interfere with their progress and we incur extra charges. . **Please DO NOT** take your concerns to the workers on site.

**Please remember to remove all Holiday Lights and decorations** from Common grounds by January 18th.

## Speaking of Holiday decorations...

Kudo's to the lower half of Crown Drive! They truly got into the holiday spirit. All of the lights and decorations made driving down Crown very festive and it was worth the turnaround just to enjoy the view.

## An unexpected change in Management:

Below are excerpts from a note from Qiana Nixon-Carroll, the Newark Office Branch Manager for Massingham and Associates: 'As the year ends we are gearing up for changes within our company. We are sad to inform you of one unexpected change; Waqar Fazlani will be resigning as a portfolio manager with Massingham and Associates effective January 1, 2014. Waqar is a valuable member of our team and we will miss him. He will be relocating to San Diego for an exciting employment opportunity outside of our industry. We wish him all the best success in the future.

As a result, **your account is being assigned to a new management representative, John Caffall.** John is a Sr. Manager with our firm and carries multiple certification designations. John will be assisted by Sherelle Turner who is an 8 year Massingham employee and Sr. Administrative Assistant.'

**John's contact information is listed in the contacts section on the right.**

## Trabacco – A new restaurant in South Shore Center.

Paul and Val Ackerman sent along a glowing recommendation for this new Italian spot. Open just 2 months, this full service restaurant offers an authentic Italian menu, good service and attractive décor. Chef-Owner Giuseppe Naccarelli, hails from Abruzzo, Italy and was formerly the head chef at Il Fornaio. Give their pizza try; it's the best Italian pizza we've had since we lived in Italy!

Thanks to the Ackerman's for sharing!

## Wanted: Articles for the Clarion.

The Clarion is our community newsletter and we'd love to hear from you.

Do you have a job opportunity you'd like to advertise? Found a shopping hot spot or great restaurant? Something to sell/give away to a good home? How about some new ideas for articles?

Please send your ideas/articles via email, regular mail or drop them by.

### Crown Harbor Contacts:

Community Manager – John Caffall, CCAM, CMCA  
510-869-2683 email: [JCaffall@massingham.com](mailto:JCaffall@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)*

