

CROWN HARBOR COMMUNITY NEWSLETTER

THE CLARION

FEBRUARY 2014

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”. Since the term for Board members is only one year, all positions are open.

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 forms are due to Massingham by February 19th.

Don't ever question the value of volunteers. Noah's Ark was built by volunteers; the Titanic was built by professionals.

YOU ARE OUR EYES AND EARS

Each of you, as members and residents of Crown Harbor are the eyes and ears of our Community. As you notice unusual, unsafe or simply just odd things around the neighborhood, PLEASE report them to our management company. Here are a few examples of recent reports resulting in major actions.



In September 2013, late in the evening, Barbara Buckner noticed a fire truck making a practice turn at the end of Crown Drive. The next morning, she reported damage to the storm drain at the corner. The truck ran over the curb and crushed the drain. With the details she provided, we were able to get the City of Alameda to repair the damage at no cost to the community.

During the last storm, David Mears reported the faulty rain gutter at his home. In addition to the immediate repair, his report triggered a review of the damage report provided by Commercial Gutter Service. The review revealed that the repair actions directed by the Board in October were never implemented. These repairs are now contracted and in process.

Based on a report of raised sidewalk sections, a complete inspection of our concrete sidewalks is underway. The Board will review the findings and recommendations and consider repair options at the February 26th meeting.

Other examples include Waste Management, Comcast and Alameda Municipal Power replacing sidewalk box covers when they crack or break, light bulb replacement in path and street lights and tree trimming. Our Board members can’t be everywhere to see these things. Your Community needs YOU, the members to be observant and report any issues to Management.

BOARD NOTES

At their meeting on January 22nd, the Board received and approved the December 12th meeting minutes, the end of year 2013 Financial Report and the Landscaping Report. Members also reviewed and briefly discussed the Title Report received from Placer Title. The title report details all liens and easements of the Crown Harbor property. The review was commissioned to determine the ownership and usage of the storm drainage system on Kings Road. The report has now been forwarded for legal review.

Upcoming Events:

Board Nomination Forms
Due February 19th.

Board Meeting: Wednesday, February 19th. 7:00 pm
McDermott’s, 590 Kings Rd.
Agendas are available on our website at least 7 days prior to the meeting.
<http://crownharbor.org/events/agenda.pdf>

CHHOA Annual Meeting:
Wed., March 26 7:00 pm
Balena Bay Yacht Club

TGIF April 11th 6:30-8:30 pm
Robert & Rise Hammond
1329 Crown Dr. Bring your favorite beverage and a snack to share. **RSVP** (510) 814-0254 or email:robertham2@gmail.com

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Board Notes continued

As part of the annual rain gutter cleaning, Commercial Gutter Service provided an inspection report of damage and deterioration of our system. Aiming to avoid damage to the newly repaired and painted siding and window frames, the Board accepted their proposal to repair and/or replace all the damaged gutters and downspouts. Painting of the new pieces was also included. Scheduled to start on February 3rd, the work may be completed by the time you read this note.

At Executive Session, the Board discussed standard process and path forward for handling delinquent accounts of Members. This includes monthly dues and Special Assessments. Actions against delinquent accounts associated with the 2014 dues increase and the second installment of the special assessment will be considered at the February meeting.

GOVERNMENT PROPERTY

Dave Eck, Val Boone and other members of the community attended a meeting sponsored by the Friends of Crown Beach concerning the future of the government property adjacent to Kings Road. Dave's report is on the web site and is available upon request. Because they can't possibly represent the opinions and concerns of all of our 76 homeowners, the Board of Directors is trying to remain neutral on this issue. However, they are doing whatever they can to protect our Community interests. The Board DOES encourage each individual to express their concerns and get involved in the various discussions.

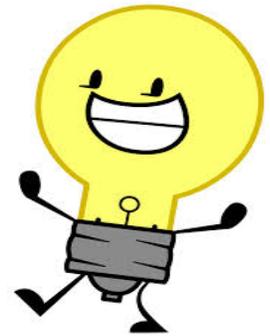
TGIFs—THEY'RE BACK!

Join us on April 11th at the Hammond's. Please RSVP if you plan to attend. Details are in the Upcoming Events section on the first page.

At this time, we have no others scheduled so if you'd like to host a TGIF, please let me know.

STREET AND PATH LIGHTING

On Wednesday evening, January 30th, Dave Eck and Gene McDermott met with Stan Walerczyk of Lighting Wizards. Stan is the lighting consultant with Alameda Municipal Power (AMP). After walking the property and looking at our lighting on the street and the path, Stan provided his report to the Association and AMP. Although the 150 watt, 220 volt High Pressure Sodium lamps we use were state of the art years ago, they are very inefficient in today's technology. He recommends we replace the bulbs with a lower cost Light Emitting Diode (LED) option. There would be an initial cost to implement the conversion but AMP is currently running a rebate program to help associations like ours to offset that cost. The savings in our electric bills would pay off the remainder of the cost. Although the break even point for converting the streetlights is a few years away, the forecasted return on the path lighting is nearly immediate. The Board will review the specifics of the report at the February meeting.



FEBRUARY BOARD MEETING . Board meetings are normally held on the 4th Wednesday of the month. However, February's meeting is on Wednesday, Feb. 19th to accommodate a special executive session with Massingham. The regular agenda will be abbreviated to facilitate this meeting. Please note the new location in the events box on the first page.

Like the new format? I'd love to hear your thoughts/suggestions. I'm always looking for ideas and articles for the Clarion. Send them via email, phone or drop me a note.