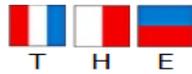


# CROWN HARBOR COMMUNITY NEWSLETTER



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FALL-WINTER 2014



## BOARD MEETING MOVED

In observance of the Holiday season and to ease the obligations of this busy time, the Board decided to combine the November and December meetings into one and meet on **December 3rd**. This is the last scheduled meeting of the Board in 2014.

Thank you, Scott and Sheryl Sheppard for opening your home and hosting almost all of the 2014 Board Meetings. Their generosity has kept us from having to pay for meeting space in the Alameda community. If you would be willing to host a Board meeting, please call John at Massingham or send an email to [board@crownharbor.org](mailto:board@crownharbor.org)

## HOLIDAY DECORATIONS

The Board approved a waiver to the CC&Rs allowing the use of holiday lights on common ground around members homes. Holiday lighting can be displayed as early as December 1, 2014 and must be removed by January 12, 2015.



## ANNUAL RAIN GUTTER CLEANING

During the week of **December 8<sup>th</sup> – December 13<sup>th</sup> 2014** depending on weather conditions, Commercial Gutter will be cleaning the gutters, down spouts & roofs of debris. For your own safety, we would appreciate it if you would keep clear of our crew when working, as debris will fall on the grounds, walkways, patios, driveways, fences, balconies, decks and other outdoor areas.

Prior to the cleaning, please close your windows and remove or cover all furniture, pets, cars, clothing, etc. from/in the areas. The workers will need access to patios to perform the cleaning in most situations. Patios or backyards that are not accessible during cleaning will become the responsibility of the tenants or homeowners to pick up any debris that spill in their area unless prior arrangements have been made with Commercial Gutter through Massingham.

*If bad weather conditions persist, the work should be done within the next 2 business days, when the roof and gutters have had a chance to dry off.*

In an ideal world, the gutter cleaning would have been completed prior to the hanging of the holiday lights, but the gutter cleaning company scheduling did not accommodate this. **If you can hold off on hanging your lights until your gutters are cleaned, both jobs will be considerably easier.**

## BOARD OF DIRECTORS—NOMINATIONS

At least 2 of the current Board members will not be running in 2015. It's always been difficult finding members of the community willing to take on these very important positions. It's time to step up folks! Your community needs you.

### BOARD MEETINGS:

**4th Wednesday** of the month.  
7:00 pm

Locations vary and will be announced in the Agendas. Agendas are available on our website at least 7 days prior to the meeting and are posted on the mailboxes.

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

### CONTACTS:

#### Community Manager

John Caffall, 510-896-2683  
email: [Jcaffall@massingham.com](mailto:Jcaffall@massingham.com)

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

#### Board of Directors:

David Eck - President  
Gene McDermott - Treasurer  
Scott Sheppard - Secretary  
Roseanne Disandro – Co VP  
Sean McDermott - Co VP  
email: [board@crownharbor.org](mailto:board@crownharbor.org)

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**Crown Harbor Website:**  
<http://crownharbor.org>

## BOARD NEWS CONTINUED

Neighbors and Friends of the Crown Harbor Community:

It has been my honor and privilege to represent you as a member of the Board of Directors for the past six years. We've had our ups and downs, our challenges and our successes but most of all, we've had 'community'. Together we've replaced sewer pumps, repaired damaged siding, patched up our roofs, painted our buildings, sealed our streets and upgraded our lights. We also pulled together and laid out a plan to fund the replacement of our aging roofs in 2017. You can remember the challenges and you can see the successes. For me, it's been a very rewarding six years. I thank you for that opportunity. However, the time has come for me to step aside and let someone else serve the Community. I will be around and will help where I can but I will not be running for the Board in 2015.

Gene McDermott

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Friends and Residents of Crown Harbor HOA

I will be joining Gene in retirement from the Board for 2015. As Gene points out, over the past years the Board has made many advances and improvements in our Community.

While at times service on the Board can be stressful, the results of our work can also be rewarding. What I am pleased about is the openness of our Board business and the involvement of our residents on tough issues like the roof assessment.

As a retired member of the Board, I was able to have a great deal of contact with our vendors and contractors. I will continue to work within the Community to share and help with future issues. So thanks for your support and good vibes over the years. I had fun!

Dave Eck

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About Our Dues by Scott Sheppard

About 5 years ago when Sheryl and I relocated back to the Bay Area, our realtor showed us a Crown Harbor unit but cautioned us that we might not want to move here because the dues are high given that the complex doesn't have any amenities. We fell in love with the place and ignored his advice. I was only living here a few months before I took the opportunity to fill a vacant board position. I wanted to see why the dues were what they were.

Having been a board member for some time now, I can say with certainty that we don't waste money. For example, we hold events like Mulch Madness to save the labor cost of having the bark chips spread. Yes we are in the middle of an assessment, but all roofs eventually need to be replaced. This roof replacement will cost more than its predecessor because the board in office years ago took a cheaper route and did an overlay instead of a replacement. This is totally understandable. A future board may certainly lament the decision of the current board to replace only weathered portions of our siding last year instead of all of it. The cost of doing a full replacement would have been about \$3M. What we did cost substantially less. We watch our pennies. We don't spend money unless we have to.

So why would our realtor say our dues are expensive? Well you've got to consider that our dues include earthquake insurance. Not all complexes have that. Our association only has 76 units whereas others have many more. We have a relatively large complex for so few units. Our situation is analogous to living in a single family home with a really big back yard. We have to incur the costs of maintaining the grounds. In addition, unlike most locations in Alameda, we are a gated community. That means we get to maintain our own roads and pathways. So yes our dues are high, but out of necessity, not because of waste.

I know Gene and Dave are not running next year. It has been a pleasure to work with and learn from them these past years. I thank them for their service. I will be running again. If elected, I look forward to working with new blood who also love this place and want to help keep costs down.

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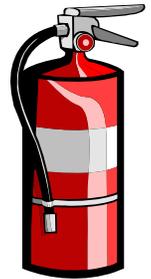
## CERT NEWS

Hi neighbors!

As part of our ongoing efforts to prepare Crown Harbor for a natural disaster, I have new information on where to update or purchase your home fire extinguishers.

Alameda Fire Extinguishers (AFE) have moved from Central Ave. to 1537 Webster St. near the corner of Webster and Lincoln. They are open Mon. to Fri., 9:00 am. to 5:00 pm and closed for lunch from 1:30 to 2:30 pm. Their entrance is at the back of the building which can be accessed from the parking area next to the Dragon Village restaurant (pink bldg.) on Lincoln (across the street from the Shell gas station).

A 5 lb. extinguisher costs \$60 and updating an existing one is \$15. The CERT (Community Emergency Response Team) recommends that every household have 1 or 2 and in case of a disaster be placed on the sidewalk street side for any of us that needs one.



Many thanks,  
Ellen Marshall  
CERT team member

## CROWN HARBOR HOLIDAY PARTY—DECEMBER 14TH

Volunteers are needed to help with plans for the Christmas party on December 14. It's never too early nor too late to get involved. We're interested in any new ideas or suggestions, and we'd love to get your input. As most of you know, the party is a progressive dinner, held at 3 homes that host the appetizers, main course, and desserts respectively. We need 1 or 2 people to join Clemencia Colmenares on our Social Committee that is responsible for the planning and set-up. We also need people to help with the cleanup at each host home. Finally, we need one more host for the third part of the progressive dinner, i.e. desserts. We already have 2 hosts who have very graciously volunteered their homes for our party:



- Bob and Rise Hammond (1329 Crown) will host the appetizers.
- Emece Tivadar (1323 Crown) will host the main course.

Can you host the desserts?

If you would like to help out with any of these activities, please be sure to contact Clemencia at [clemenciacolmenares@gmail.com](mailto:clemenciacolmenares@gmail.com).

## 2014 ROOF ASSESSMENT PAYMENT IS DUE DECEMBER 31ST



**VOLUNTEER !**



The USS Hornet Museum needs volunteers in several areas. If you want to serve on a decorated WWII aircraft carrier that is also a National Historic Landmark please email Chuck Myers: [ckmyers33@sbcglobal.net](mailto:ckmyers33@sbcglobal.net)

