

# CROWN HARBOR COMMUNITY NEWSLETTER



MID-SUMMER 2014

## ANNUAL PICNIC—SUNDAY SEPT. 14 2—5 PM

Barbara Bolton as agreed to chair the event, but volunteers are need to help. Please call or email Barbara if you can lend a hand. 510-521-2101

email: [bbolton@hbrinfo.com](mailto:bbolton@hbrinfo.com)

## ASPHALT RESEALING—SEPTEMBER 10TH 7:30 AM



This affects all the asphalt on the property. Vehicles may not drive in or out of the complex during the process. If you need to leave your home that day, please plan accordingly - which may mean moving your car(s) to nearby streets (**before 7:30am**) so you have access to them. Any vehicles left in the complex on the asphalt surfaces (the faux brick red concrete spaces are OK), will be towed at the owners expense. The parking spaces directly outside the gate will also be resealed, so parking there isn't an option.

The process begins with street sweeping causing lots of dust. Close your windows and doors during this time to avoid having it blow into your home.

Once the sealer has dried and we anticipate that to be Thursday morning, Black Diamond Paving will remove the barriers and it will be safe to drive onto the asphalt. Any owner who ignores the barriers and drives their vehicle over the wet surface will be charged for any repair of damage they cause to the asphalt or coating.

## PATH AND STREET LIGHTING

As you've probably noticed, the path and street lights have been replaced with new LED technology. The new lights provide roughly the same illumination at a considerable reduction in power usage. Power savings alone are expected to exceed \$2500 per year. The new bulbs have a ten year warranty and are about half the cost of the old bulbs producing a savings in maintenance costs as well. More good news—Alameda Power is providing a rebate to offset approximately one third of the cost of the light replacement.

## EBMUD RATE INCREASE

Took effect on 1 July 2014. 9.5% increase in water cost and 8.5% for waste water. In addition EBMUD has asked both individuals and businesses to reduce their usage by an additional 10%. Crown Harbor participates in EBMUDs landscape irrigation water budget program. In this program, EBMUD budgets our water usage based on our square footage. Our latest report shows that our usage is 58% of that budget. So, we are working hard to do our part in conserving water.

## 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 mail-boxes.

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

**AUGUST MEETING— WED.  
24TH 7:00 PM , 1305 CROWN  
DRIVE.**

## 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

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Sean McDermott - Co VP

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### Crown Harbor Website:

<http://crownharbor.org>

## CONSIDERING A REVERSE MORTGAGE?

Rick Wilson got a reverse mortgage on 1385 Crown Drive. **Security 1** paved the way for Crown Harbor to get approved by HUD so he could obtain a reverse mortgage from their company. Rick had talked to other companies, and none wanted to assist in obtaining approval. In contrast, Security 1 worked with our association (Rick paid for the documentation for the lending company needed for HUD), and then Security 1 Lending did all of the work with HUD. There are a lot of different reasons to do a reverse mortgage, and all of our homeowners should be aware this is available to them. By the way, his two bedroom (type A) was appraised at \$620,000. The Security 1 agent, Homa, was a great person to work with, and Rick encourages anybody interested to call her at (415) 717-4618.

## CROWN HARBOR RENTALS

If you wish to rent your unit, please submit your request to John at Massingham. We are currently at our limit for rentals within Crown Harbor. Additional requests will be placed on a waiting list.

## SEWER LINES

Rayne Plumbing has been on the property cleaning out the main sewer lines. From all accounts it's never been done before and the results have been overwhelming! Some of the lines were over 50% blocked!!

We are hopeful this process will reduce our pump back ups.

As always, please be very conscious of what you are flushing down your toilets. And, if you notice any problems with your sewer line, please contact Massingham immediately.

## TREES

While the drought is certainly having an impact on our landscaping, some of our trees are being hit extra hard, especially those that are in distress due to age or disease. These trees are in danger of losing branches and in severe cases falling over.

The Landscape Committee is doing their best to stay ahead of this to avoid any damage to ours or surrounding properties.

## BUDGET

We are halfway through the year and our expenses are running about 2% under budget. This news gives us a confident outlook for the rest of the year. The Board will review the first draft of the 2015 budget at the August meeting.

**Don't forget the annual picnic—Sunday, September 14th.**



**Ideas or articles for a future Clarion issue?** Send them via email: [clarion@crownharbor.org](mailto:clarion@crownharbor.org), phone: 521-8688 or drop me a note: 590 Kings. **Between issues keep up to date with all the Crown Harbor news by visiting our website.**