

Crown Harbor Homeowner Association President's Report-March 26th, 2014

Reserve Study Work/Good News: As you are fully aware the painting siding and patio repairs have been completed. While it was a messy period, the place looks much better. The Board thanks you for your patience during the chaotic contract period. Gene will be giving you a full financial report during his treasurer's report.

Speeding Update:

The speeding problem has been much better. We all must remain vigilant while driving and walking our streets. Let's all try and keep our cars to the posted speed limit of 15 MPH.

Sewer Pumping System: The new pumps we installed and have greatly improved the reliability of the system. However, we now have a problem with clogging. As was reported in water/wastewater bills from EBMUD and the Clarion Newsletter, flushing paper and plastic materials other than tissue paper can clog our lines and clog the pump intakes. The Board has had to implement a quarterly maintenance program with Rayne to prevent such clogs. The real problem is that the clogged pumps result in overflow of our raw sewage out of the sewer drain between the Queens and Kings intersections of Crown. That water runs directly into our storm water drains. YUCK!

Street Lights: We continue to have problems with the street lights shorting out and turning off the breaker on the street and path light lines. The line that has been the problem is the one on the front end of Crown and along Queens and Kings. The Board has had electrical contractors review the problem and have been told that it is a very difficult problem to track. The frequency of the problem is about once every two months. Since the fix is simple, reset the breaker, we have had volunteers with keys reset the circuit breaker. We are looking at a system of lower wattage street lights as a fix that might reduce the load on the wiring. That report is later on the agenda.

Bay Side Pathway: There are two items the Board has been considering.

1. We have two sections of the pathway that have fairly severe buckling from the roots of the cottonwood trees. One section is on the end of Kings and the other is at the end of Crown. The Board has solicited proposal for the repairs and is awaiting a report on the scope and cost of the work.
2. We also have a significant risk along the pathway caused by the bay side path eroding away from the edge of the path. There is concern that a pedestrian or cyclist could easily fall off the edge of the path and land on the concrete debris. The Board is also expecting a report from an environmental consultant and solutions to the problem. This report will include the options, costs and permits that are required from BCDC.

Raccoon Update: Once again The Board has received fewer complaints about raccoons and rats this year. The efforts that have made to no longer have bird feeders on the property seem to have paid off. This might be due to the removal of the bird feeders, helped by the grates installed on the storm drains, and the landscaping program to keep branches of trees and bushes away from the roofs and upstairs patios. This is all part of the efforts suggested by Alameda Co. Vector Control. However, residents should be aware that raccoons still roam the property. Right now their activity is unusually high because of migration looking for mates and nesting sites. We have had several recent incidents of raccoons on resident patios. So, keep your pets safe and make sure no food is available for the critters.

Federal Property Update: The sale of the GSA property on our eastern boundary at McKay Street continues to struggle ahead. We have continued to have meetings with the Developers of the property, Tim Lewis Communities, Regional Parks, and The Friends of Crown Beach. We have met with Regional Parks staff and did a walk along the common property line.

Here is a brief summary of topics under consideration:

- **Sale of Property Lawsuits:** Tim Lewis Communities purchase of the GSA property is still on hold pending the outcome of the lawsuits filed by Parks and the State regarding the rezoning and EIR process. The local press recently reported that they are in Court ordered mediation right now. The GSA has threatened to condemn McKay road in order to get egress on to their property. That is all pending
- **Lawsuits:** Here is a brief update on the lawsuits. It is a bit of a wacky trail. The State threatened a suit because the City of Alameda needed to update their housing element of the General Plan. The City complied and updated that element and thereby avoided a State takeover. Thus the McKay property ended up with the current zoning. Now the Regional Parks have hired an attorney and sued the City claiming lack of notification of the public hearings. State/City/Parks suing each other?
- **Regional Parks Uses:** The new proposal that Regional Parks has on the table no longer has the parking lot and maintenance yard on our property line. They have also shown an expanded park area on the south end of the property. The new plan is a major improvement on older plans. You might also note that the debris and the container boxes have been moved. This is in part a result of meetings that Scott and I had Parks with representatives. Friends of Crown Beach also put pressure on the same representative to clean it up. Regional Parks has also indicated that they would be willing to consider not moving the fence along the southeast property line.
- **Friends of Crown Beach:** Finally, the Friends of Crown Beach initiative is moving forward. The ballot language was approved by the Alameda City Council and is now being circulated to get the signatures needed to put it on the ballot. At the Friends of Crown Beach meeting I have attended, there has been a fairly high energy group supporting the ballot measure. At last count they had a large number of boots on the ground with the petitions. The Sierra Club, which had some early reservations on the proposal, has now joined forces with the Friends of Crown Beach and has volunteers circulating the petitions.

The Board will continue to look very carefully at our eastern border. The changes on that site have the potential to significantly impact our community. We hope the final plans for the property do so in a positive way.

Respectfully submitted
David Eck, President Crown Harbor HOA