

# CROWN COLONIST



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## Gas & Fireplaces

From time-to-time, we like to update the residents about what is happening with the cost of gas and if there is a possibility unit fireplaces will be turned back on in the near future. For purposes of comparison, let's take the average delivered cost of a therm of gas for the year 2002 and compare this amount to the average delivered cost Crown has paid per therm in the past 12 months. The average paid for the past 12 months is over 160% of the average cost paid in 2002. Crown's current costs are still substantially above the amount paid in 2002. If Crown were to turn the fireplaces back on, the immediate dues increase would be over \$20/month/unit. Many people are having trouble keeping current with their dues as it is. Any increase would create an undue financial burden on these households. Considering this, turning the fireplaces back on seems to be out of the question.

The gas was turned off several years ago. This action was taken because the cost of supplying gas to the fireplaces became prohibitive and many residents were using their fireplaces as heaters. Residents often ask, "Can't you meter the individual units?" Over the years, metering technology has become much more sophisticated. However, it is not the technology, but rather installation costs that make individual metering for gas so expensive. We cannot just meter the units of those who wish to have it done. Individual metering would have to be done for every unit. The cost to meter each unit is well over \$5,000. There are many owners at Crown that simply cannot bear such a cost.

An electric fireplace can be purchased and installed for a few hundred dollars. This is why we urge owners at Crown to do what my husband and I did. We installed an electric fireplace. It costs far less to run, looks far more real than the gas one we had and contains a built-in heater that very efficiently and cheaply heats the living area. Remember, you must fill out an application and have it approved before you can install your electric fireplace.

## City Meeting

The City of Daly City will be conducting a series of community meetings to elicit input from residents that will be used to help the City Council make decisions about City-provided services and programs. The information culled from these community conversations will be the foundation for developing budget priorities in the coming fiscal years.

The meeting for Crown Colony's area will be held Tuesday, October 1, 2009 from 6:30 pm to 8:30 pm at the Gellart Park Clubhouse, 50 Wembley Drive. We hope that everyone who can attend will do so.

## Trick-or-Treating

At Crown Colony we have many children who will be trick-or-treating on Halloween night. If you wish to receive Trick-or-Treaters, please sign your name on the sign-up sheet, posted on the bulletin boards above your mailboxes in mid-October. You can also call the Recreation Office at 991-3441. They will provide you with a Halloween symbol to hang on your door between 6:30pm and 8:00pm on Halloween night. Copies of the sign-up sheets will be given to the Trick-or-Treaters so they will know where to go. Children and parents are requested to call only at designated units and not to disturb other residents.

Residents, please drive carefully and keep a very watchful eye out for trick-or-treaters and parents please keep a firm grip on your child's hand when crossing streets.

## Move-in Fee

In 1986, the Board approved a non-refundable move-in-fee to offset the cost of repairs to the common area when it is damaged by residents moving in or out. This fee, which is \$75.00, is billed directly to the unit's owner.



**OBEY all traffic signs and Association Rules and Regulations.  
Do not park in a RED ZONE or over 72 HOURS in a VISITOR SPACE without  
CCHOA permission. You will NOT be called. You WILL be TOWED.  
DO NOT drive the wrong-way or back down ONE-WAY streets. The fine is \$100!**

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## Laundry Room Hours

The HOA Office often receives complaints of residents using the laundry room after hours which is disturbing the residents living near the laundry room. The laundry rooms are open for use between 7:00am and 10:00pm. If these hours are violated, we will be forced to lock the laundry room doors.

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## Laundry Etiquette

Have you planned to do your laundry only to find all the washers are in use; or worse yet, all of the washers and dryers full, stopped and no one has either changed machines or picked up their finished laundry. How about dryers left with lint still in their lint screens or soap powder spilled over the machines or all over the floors! It is important to remember to use only the amount of laundry detergent recommended by the manufacturer. Too much detergent can cause problems with your washer. The washer can overflow onto the floor creating a slippery place and someone might take a nasty fall.

This unnecessary soap may prevent proper rinsing of your clothes and leave a film on them. It is also important not to overload your machine. Overloading can cause machine failure and you'll be left with a wet, soapy mess to deal with.

Another good idea, is to set your kitchen timer for the amount of time your laundry will take. When the timer rings you will know your laundry is either ready for the dryer or it is finished. Washers run 33 minutes. Dryers run 45 minutes or more.

When you are done with any machine, take a couple of minutes to make sure you have removed all your items. Items left in any machine will get mixed up with someone else's clothes and you may never see them again.

Please remember to clean the dryer's lint screen and toss any lint or fabric softener sheets away. Also, put any empty bleach or fabric softener bottles and empty detergent containers in the trash can.

If a machine is out of order contact Coinmach at 1-877-264-6622 or [www.coinmach.com](http://www.coinmach.com). Give them the machine number. If you have lost your credits in a defective machine contact Coinmach. Give them the machine number. Coinmach mails refund checks every Friday.

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## August Board Highlights

**Financial Report Ending July 31, 2009:** Bautista & Co. reflected a deficit for the month of \$13,706, an ending cash balance of \$1,668,878 and total investments of \$1,373,725 which is designated to reserves.

**Ratification of Window and Sliding Door Installations:** The Board ratified the previous verbal approval of the window and door installations at Buildings 17-204, 3-305 and 12-208.

**Ratification of Elevator Repairs at Building 4 - Transbay Elevator Co. - Line #9905:** The Board ratified the elevator repairs at bldg. 4 by Transbay Elevator Co. for a cost of \$3,280 to be funded from line #9905.

**Ratification of Contract for American Asset Recovery:** The Board ratified the month to month contract from American Asset Recovery to attempt to recover past due assessments from owners who are foreclosed upon where American Asset Recovery would receive 35% of the collected amount and the Association will receive the remaining portion.

**Roofing Proposals for 376 Imperial Way - Line #9950:** The Board deferred the roofing proposals to the September meeting so additional information relating to the drains can be obtained from Richard Avelar & Associates.

**Rodent Proofing at 3-Story Buildings - Alert Pest Control:** The Board approved the proposal from Alert Pest Control to rodent-proof the remaining 3-story buildings for a cost of \$5,200 to be funded from line #9998.

**Landscape Proposals - Ideal Landscape - Line #9915:** The Board approved the proposal from Ideal Landscape to remove and replace the stepping stone walkway near Buildings 14 & 18 for a cost of \$4,950 and to make improvements at the pump area for the stream near Mandarin Dr. for a cost of \$3,520 to be funded from line #9915.

**Authorization for Sunrise to Proceed with Recording Notice of Delinquent Assessments:** The Board authorized Sunrise Assessment Services to record Notice of Delinquent Assessments for TS#s: 14332, 14404, 14407, 14408 and 14449.



**PLEASE do not leave bottles, cans, newspapers, or other trash on top of your parking space's locker. Thank you!**

**PLEASE only deck furniture, grills, planters, pots & approved storage on decks & patios. No brooms, mops or pots on rails**

