

CROWN COLONIST

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New Roof

You may have recently noticed small red flags strung along Building 14's roof line and piles of materials stacked on the rooftop. What, you have asked yourself, was going on? The answer: Building 14 has been getting a new roof installed.

At its September meeting, the Board approved a proposal from D.C. Taylor to replace the roof at 376 Imperial Way. The current 15-year rated medium quality built-up tar and gravel roof has reached the end of its life. For the past 5 years, tar gravel roof use has begun to be phased out of the marketplace and replaced with state-of-the-art Title 24 energy compliant systems. The current roof will be replaced by a 60 mil single-ply grey TPO (Thermoplastic Olefin) membrane, with a manufacturer's 20 year warranty. This roofing is manufactured in an environmentally friendly manner. It is worth noting that the TPO membrane costs about 8-10% less than the installation of a comparable tar and gravel roof.

Nothing shortens the life of a tar and gravel roof like the collection of areas of water (or ponds). This usually occurs where there are framing inconsistencies or areas of building settlement. The current roofs have sump box drains built into them to deal with the major areas of ponding. The sump box drains have a pump with a float valve. When the water level rises, the pump goes on and the water discharges through copper tubing into the top of a nearby plumbing vent pipe. The sump boxes and pumps require periodic cleaning and maintenance to operate properly. When the pumps are operating during rainstorms, the residents living under these sump drains are often bothered by the noise of the pump's operation.

The TPO roof will eliminate the need for sump box drains. Under the TPO membrane, a tapered polystyrene foam insulation will be installed. The insulation will taper at the rate of 1/8" per foot from the interior of the roof to the existing roof drains at the perimeters. A layer of 1/4" Dens Deck fire barrier board will be installed over the

insulation and under the TPO membrane. The center roof line will be about 4" higher than the roof's perimeter. This sloping will essentially eliminate any ponding. Twenty-four hours after a rain storm, only minimal areas of standing water should remain on the roof's surface.

If this new type of roof lives up to its expectations, it will be used to replace the current tar and gravel built-up roofs Crown Colony uses on its corridor buildings and townhouses. Its advantages are its lower cost and its longer life expectancy.

Thanks to Our Guards

(The following was received by the Office and I thought it contained information we all need to know - Ed.)

Today I arrived home in a friend's car to find two men standing by my car and opening the driver side door at approximately 4:30 P.M. I was immediately alarmed because I distinctly remembered locking my car doors before leaving in the other car. I approached them questioning what was going on. They asked if it were my car and what was my name and identified themselves as Crown Colony Security Guards. I asked how they got the door open and they replied that it was not closed.

Then I mentioned that I had locked the doors before I left and they said that the driver's door was not completely closed and that was how they were able to open the door. When I firmly closed the door in their presence, the door was then firmly locked and then they explained the process by which a car can be opened even though it was locked with just one door left slightly ajar.

One of the young men said that he had noticed my driver side door has been left like that before. It seems that I am not using enough strength to fully push the door shut when arriving home here, which will be remedied immediately and I want to gratefully thank and commend the men for their watchfulness and attention to my problem.



**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!**

Insurance Requirements

Owner Occupied Units

Crown Colony's governing documents require that "Each Owner shall carry public liability insurance, covering the Owner's individual liability for damage to persons or property occurring inside his or her Unit, other Units, Common Area or the appurtenant Exclusive Use Common Area, and with a minimum liability limit of not less than Three Hundred Thousand Dollars (\$300,000) or in such other amount as the Board may establish from time to time by Rule".

Therefore, Crown Colony unit owners, currently residing in their unit (rented units - see requirements below) will need to purchase an HO6 Condominium Policy. It is recommended that a minimum Building coverage limit of \$5,000 be purchased as all unit owners are now responsible (once again, per the revised CC&R's) for property damage emanating from within their unit up to \$5,000. Please note that this does not apply to damage that emanates from association property (such as a burst pipe inside a wall) or damages emanating from outside the unit (such as water damage resulting from a storm). Please also remember that all upgrades to the original construction (hardwood floors, granite countertops etc.) even if they were installed by a previous owner, should be insured under the HO6 policy. With regards to Liability coverage, as stated above, it is now a requirement that unit owners carry a minimum limit of \$300,000, however, unit owners may want to consider higher limits (\$500,000 or \$1,000,000), as the cost to increase liability coverage is very reasonable.

Rental Units

Regarding rental Units, Crown Colony's governing documents further require that "Each Owner who rents or leases out his or her Unit shall require the tenant(s) to purchase and maintain an 'HO4 Renters Policy' with a minimum personal liability limit of Three Hundred Thousand Dollars (\$300,000) or such other amount as the Board may establish from time to time by Rule." Furthermore, as owners of rented units are required to have liability insurance, owners must also purchase their own "Dwelling Fire Policy" (includes liability) or an "Owner Landlord Tenant Policy". Coverage

recommendations / requirements are the same as those given above for owner occupied units. In addition to the coverage recommendations given above, unit owners may want also consider purchasing Loss of Rental Income coverage.

Unsightly Balconies

On our weekly inspections, we have noticed a number of balconies and patios that have items on them that are not allowed to be there. It is easier to advise you of what is allowed than what is not. Only the following items are allowed: gas grills, plants, approved storage containers and outdoor furniture. Nothing else is allowed. Under no circumstances are you allowed to dry clothes on your balcony or patio.

Elevator Key

As the elevators in the corridor buildings are updated, the button panels have been replaced. If your building has an elevator that has been upgraded, you will need to obtain a key from the Association Office prior to your move. This key will shut off the elevator during loading and unloading. It will prevent the elevator door alarm from going off. You can pick up the elevator switch key from the Association Office. You must leave a \$50 cash deposit which you will receive back when you return the key. The hours for key pickup and return are Monday through Friday from 9:00am to 6:00pm.

Xmas Decorations

Can you believe it? It is that time of year already. If you will be hanging door wreaths or using outside decoration for the Christmas holiday, please do not put them up before the first week of December and please take them down no later than the first week of January.

Garbage Disposals

Please do not dispose of anything down your kitchen drains through your garbage disposal that will clog the pipes. Rice and potato peelings are particular offenders. The Association will not pay to have your pipes in your unit cleaned out. You must bear this cost! Thank you for obeying the rules and making life better for everyone!



Contact us via e-mail at
cchoa@crowncolonyhoa.com

On the Web:

<http://www.crowncolonyhoa.com>

NO SMOKING
in the Corridors, Elevators,
Laundries, Gyms or Clubhouse



Sept. Board Highlights

Financial Report Ending August 31, 2009: Bautista & Co. reflected a deficit for the month of \$3,787, an ending cash balance of \$1,753,386 and total investments of \$1,415,340 which is designated to reserves.

Ratification of Window and Sliding Glass Door Installations: The Board ratified the installation of new windows and doors at Buildings 4-214, 11-8, 20-313, 25-103 and 25-106.

Ratification of Courtyard Repairs at Buildings 7 & 20 - Dan Butler & Associates: The Board ratified courtyard repairs made by Dan Butler & Associates for a cost of \$4,400.

Ratification of Stream Pump Replacement - Pacific Water Art - Line #9910: The Board ratified the replacement of the stream pump by Pacific Water Art for a cost of \$2,800 to be funded from line #9910.

Insurance Package Renewal for 2009-2010: The Board approved the renewal proposal package from UPA Insurance Brokers for a total cost of \$372,999.20 and asked UPA to obtain Earthquake Insurance quotes to present at a later date.

Approval of 2008-2009 Audit: The Board approved the 2008-2009 Audit as presented by Timothy Collins & Co.

I.W. Bison Proposal: The Board approved the proposal from I.W. Bison to visually inspect Crown Colony for soft story seismic concerns for a cost of \$5,000 to be funded from line #9998.

Roofing Proposals for 376 Imperial Way - Line #9950: The Board approved the proposal from D.C. Taylor to replace the roof at Building 14 for a cost of \$91,354 to be funded from line #9950.

Refurbishment of Top Level of Clubhouse and Pool Room - Sayler, Inc. - Line #9936: The Board approved the Plan B proposal from Sayler, Inc. for a cost of \$8,256.50 and one for \$2,108.28 for the refurbishment of the upper area of the clubhouse and the pool room to be funded from line #9936.

Contractor to be Considered for Window and Door Installations: The Board approved Theisen Glass to be added to the contractor's list for replacing windows and doors at Crown Colony.

Authorization for Sunrise to Proceed with Recording

Notice of Delinquent Assessments: The Board authorized Sunrise Assessment Services to proceed with recording Notice of Delinquent Assessments for T.S.#s 14660, 14661, 14662, 14663, 14664, 14667 and 14668.

Thanksgiving Hours

The Association & Rec Offices will observe the following schedule November 26th & 27th:

Clubhouse/Rec Office . . . Closed Thursday & Friday

Association Office Closed Thursday & Friday

Roofing Samples

Wonder what these new roofing products being used on Building 14 are? The Association Office has samples of the tapered insulation, fire barrier board and the TPO membrane. All you have to do is ask to see them.

Daylight Savings Ends

In the US, Daylight Saving Time ends on the first Sunday of November. In 2009, it ends on Sunday, November 1 at 2 a.m. Remember to turn your clocks back one hour.

Holiday Leaves

The Holidays are coming. It's a time when some of you will be going away for extended periods of time to visit relatives and renew old acquaintanceships.

If you are planning to leave Crown Colony for an extended period of time and wish to park one of your cars in the same visitor parking space for more than 72 hours, you must fill out a visitor's parking form which you can get from the Association Office. If the office is unaware that you are out of town and unable to move your car, your car will be towed at your expense.

Junk Mail

When you go to open your mailbox, it's full. You pull the mail out of the box only to discover instead of letters and bills, it's mainly junk mail. Please do not dump this mail on the floor or set it on top of the mailbox frame. Please dispose of it in a recycling bin.



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

