

CROWN COLONIST

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Irrigation

Ordinary irrigation systems overwater landscapes, leaving us with high water bills and the potential for expensive property damage. In an effort to deal with these problems, Crown Colony's Board recently approved a modification of the irrigation system around Buildings 17, 18, 19 and 20 as prototype for a potential new irrigation system.

The prototype uses WeatherTrak controllers and low-flow sprinkler heads. These were installed in October, 2009. Incidentally, the controllers are programmed from a computer located in Irvine, CA. They will be automatically adjusted every 24 hours and schedule future irrigation amounts based on individual landscaping needs and current local weather conditions. The controllers also monitor water flow and can shut valves down within minutes if an irrigation break occurs. A further advantage of this system is that the Office can adjust water flow to a particular area or get notice of necessary repairs via computer.

The new low-flow sprinkler heads distribute water more slowly at a rate .37 gallons per minute. This is compared to the previous rate of 1.87 gallons per minute. At this five times slower rate, water is better absorbed by soil and there is little or no run-off. If these modifications prove out (and early indications are all positive), then the rest of the irrigation system used at Crown will be replaced.

In less than two years, this system will pay for itself; and thereafter, it will reduce water costs by up to 50%. The immediate benefit to Crown's residents will be lower water bills and in turn, fewer residents' dollars will have to be budgeted for water.

In this new era of ever-increasing use of green technologies, WeatherTRAK water management systems delivers a powerful green multiplier effect; saving water, conserving energy, reducing carbon emissions and protecting local ecosystems.

Oil & Grease Disposal

Cooking oil and grease buildup in sewer lines has many harmful and costly effects. Sewer blockages can cause backups into residences resulting in an unpleasant mess that can cost hundreds and sometimes thousands of dollars to clean up. Who pays? You, the consumer, pay either directly out of your pocket or indirectly through increased sewer rates. Besides the mess, untreated sewage can cause serious health hazards and negatively impact the environment.

Crown Colony residents can do a lot to help eliminate this problem by making a few simple changes in they dispose of cooking oil and grease.

Things You Can Do:

Don't pour cooking oil, grease or greasy food down the drain.

Don't use hot water and soap to wash grease down the drain; it will only cool and harden in the sewer line.

Do pour cooled grease into a disposable container and put it into the garbage.

Do use a paper towel to wipe away residual grease or oil on dishes, pots and pans prior to washing them.

Do recycle cooking oil and grease for free at the Daly City Department of Water/Wastewater.

January Facts

Did you know that:

January 2nd is National Chocolate Covered Cherry Day?

January 7th is Harlem Globetrotter's Day?

January 13th is Rubber Duckie Day?

January 18th is Winnie the Pooh Day?

January 21st is National Hugging Day?

January 26th is Bubble Wrap Appreciation Day?



**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!**

Budget Committee

Do you enjoy working with numbers? Would you like to help the Association cut costs and save money? Would you like to have a voice in how the Association spends its money? If the answer to any or all of these questions is yes, why not join the 2010/11 Crown Colony Budget Committee? This year, the Committee will be chaired by John Macdonald.

Meeting Schedule

Jan 26 . . . Administrative, Other Expenses & Income
Feb 23 Contracts, Utilities & Salaries
March 9 . . . Reserves, Contingency & Construction

The meetings will begin promptly at 6:30 pm and are held in the Clubhouse.

So come join us on the Budget Committee.

Visitor Space Parking

Visitor space parking is limited to 72 hours for both resident's and non-resident's vehicles. Vehicles must be moved to a different space each and every 72 hour period. The vacated visitor parking space may not be filled by another vehicle registered to that same unit. If the visitor space is immediately occupied by another vehicle registered to that same unit, the 72 hour period will continue to accrue. Violator's vehicles will be towed at the owner's expense. Residents will not be called.

Xmas Is Now Past

The holidays are over and it is time to remove all Christmas decorations from your doors and decks. This should be done by the end of the first week in January. If you have had a Christmas wreath on your door, please take it down to the garage and dispose of it there. Do not try and throw it down the garbage chute as the wreath will probably end up clogging the chute.

Dispose of your Christmas tree by placing it in the large garbage bin located at the end of Half Moon Lane or leave it in the garage level of one of the corridor buildings for disposal. Crown Colony's groundsman will then dispose of your tree for you. When moving a tree in or out of a building, please wrap it so needles and sap will not get on the hallway carpets.



Contact us via e-mail at
cchoa@crowncolonyhoa.com
On the Web:
<http://www.crowncolonyhoa.com>

Garbage Chutes

The Association Office has recently received many complaints that residents are not properly disposing of their garbage. They are not putting tightly tied or sealed plastic bags down the chute. Crown Colony rules require that "Garbage and trash shall be disposed of in garbage chutes or bins. Garbage must be wrapped or sealed in plastic bags before it is put into a chute or bin. Caution must be taken not to put any burning material into the chutes or bins." Please do your part. Seal your garbage bags tightly and make sure they go down the chute. This way we can all avoid unwanted pests, dirty garbage rooms and smelly garbage chutes.

Fire & Exit Doors

Recently, the Association has been advised that certain exit fire doors and corridor building front doors are being propped open. This unsafe practice negates the purpose these doors were designed for.

The main entrance door to buildings should remain closed at all time for the security and safety of the residents. The fire doors, at the ends of the corridors, not only function as exits, but also serve as fire doors. These doors can either confine a fire for a period of time or protect areas outside the fire floor should a fire occur, thus providing the residents additional time to escape. Leaving a fire door propped open is a violation of the 2007 California Fire Code and must cease immediately. For security reasons, both the front and corridor exit doors must remain closed and locked at all times.

Holiday Hours

The Association and Recreation Offices will observe the following January holiday hours.


Recreation Office

Thursday, December 31, 2009	Closing at Noon
Friday, January 1, 2010	Closed
Monday, January 18, 2010	10 am - 6 pm

Association Office

Thursday, December 31, 2009	Closing at Noon
Friday, January 1, 2010	Closed
Monday, January 18, 2010	Closed

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



November Highlights

Financial Report Ending October 31, 2009: Bautista & Co. reflected a surplus for the month of \$7,738, an ending cash balance of \$1,792,602 and total investments of \$1,370,984 which is designated to reserves.

Ratification of Window and Door Installations: The Board ratified the installation of windows and doors at 388 Imperial Way #1 and 395 Imperial Way #321.

Petition for Dumpster Removal at 365 Half Moon Lane: The Board approved the removal of the garbage bin for a 30 day trial period at 365 Half Moon Lane near unit #8 and that after the 30 day trial period, if it appears the two other bins in the area are sufficient to handle the garbage, the fencing and concrete will be removed from in front of unit #8. If the two bins cannot handle the garbage, the removed bin will be placed back in its original location.

Approval of Budget Committee Chairperson: The Board appointed John Macdonald as Chairperson of the Budget Committee.

Approval of Budget Committee Meeting Dates: The Board approved the Budget Committee Meeting dates as follows: Tuesday, January 26 2010; Tuesday, February 23, 2010 and Tuesday, March 9, 2010. Mr. Crump said all meetings will take place at 6:30pm unless posted otherwise.

30th Annual Meeting, Date, Time and Place: The Board approved the 30th Annual Meeting to take place on Saturday, March 20, 2010 at the Gellert Park Clubhouse from 9:00am - 11:30am.

Deadline Date for Nominations: The Board approved the deadline date for nominations to run for the Board of Directors will be January 8, 2010 by 5:00pm.

Approval of Election Inspectors for 30th Annual Meeting: The Board appointed Monaca Smith, of Common Interest Management Services as the Election Inspector for the 30th Annual Meeting and approved the following: We name Monaca Smith as Inspector. The inspector can designate someone believed to be equally qualified and without a conflict of interest in the event the inspector is unable to attend and the person appointed shall have the same duties and powers as the person selected originally as the inspector and that the

inspector(s) may utilize the assistance of others to assist in the performance of their duties.

Bad Debt Write-Offs: The Board voted to write off the uncollectible bad debts for a total of \$25,831.16.

Authorization for Sunrise to Proceed with Recording Notice of Delinquent Assessments: The Board authorized Sunrise Assessments Services to record notice of delinquent assessments for T.S.#s 15149, 15150, 15151, 15152, 15153 and 14665.

Directors Wanted

Do you want to have a say in how Crown Colony operates? Well, here is your opportunity to be one of the one that has a direct influence on the decisions made about the community in which you live. Why not become a candidate for a seat on the Crown Colony Board of Directors?

Candidates for the board must be members in good standing who have not been declared of unsound mind by a final order of court or been convicted of a felony. "Member" means a person who holds legal title to the property (i.e., is named in the deed for the property). Co-owners of one or more units may not serve on the board at the same time.

Anyone who wishes to become a candidate for election to the Board may leave their name and address at the Association Office. The deadline for submission of your name as a candidate for Crown's Board is 5:00pm, January 8, 2010.

All candidates are required to complete a Board Resume form available from the Association Office. They also must submit an article of 150 words or less for publication in the "Crown Colonist" stating why they want to serve on the Board. Both completed documents must be received by the Association Office no later than 5:00pm, January 15, 2010.

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 mailboxes: put it down the garbage chute or 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

