

CROWN COLONIST

Volume 33 Number 5

May 2010

The Situation Stinks!

While walking through the community and enjoying the beautiful grounds of Crown Colony, have you experienced the unpleasant odor of dog poop? Have you ever come home after a hard day at the office only to find a large “deposit” in your elevator or a large wet spot on your hallway carpet? How disgusting! The Association has received numerous complaints from Crown’s residents not picking up after their dogs. There have also been incidents reported residents allowing their dogs to go in a building’s hallways and garage. This is totally unacceptable.

Are you tired of the irresponsibility of some pet owners? We thought so! The majority of Crown’s residents are responsible pet owners, but there are some that need a good lesson in proper etiquette when it comes to pet ownership.

Let’s work together to help eradicate this type of bad behavior. If you see an owner not picking up after their dog, call the Crown Colony office to report the resident. The person who reports the offense will remain anonymous. Over the next several weeks, the Association will engage in a multi-tiered approach to deal with these irresponsible behaviors and will enforce the Crown Colony pet rules to the fullest.

A warning to our irresponsible pet owners: your community will be watching for you. Clean up after your pet and follow the Crown Colony pet rules.

Pet Rules

- The **ONLY** animals permitted to be kept on the property are birds, cats, dogs and fish.
- **No** more than two animals may be kept in any one unit.
- **No** animal shall be larger than twenty (20) inches high at the shoulder and weigh more than twenty

(20) pounds. Effective September 1, 2005, no further applications for waiver of the pet size rule will be considered, except in special circumstances.

- Except within a unit, all animals must be attended at all times and on a leash when on any portion of the property, including but not limited to balconies, hallways, garages, lobbies and patios.
- It is the specific responsibility of the keeper of any animal to pick up, seal in a plastic bag and dispose of any excrement left by an animal under his/her control. Cat litter must also be disposed of in a sealed plastic bag. Cat boxes shall not be located or stored on a balcony or patio. Unattended animals will be picked up by and turned over to the local S.P.C.A.
- Owners of dogs in excess of the 20 lb. and/or 20 inch pet rule, that have Crown Colony pet rule size waivers currently in force, will be required to muzzle their pets whenever they are in the common area.
- Any dog that exceeds the pet size limit must be walked on a leash no longer than four (4) feet. Further, retractable leashes are no longer allowed to be used on Crown Colony property.

Recreation

Summer is coming and what to do with the kids? Do you want them just hanging around the condo all day? Why not get them involved in activities sponsored by the Daly City Parks and Recreation Department?

Staffed by trained and dedicated recreation specialists, Daly City offers a wide variety of supervised activities such as arts and crafts, music, sports and games, and other recreational programs all summer long for both youths and teens. There are also many classes and programs available to adults and active adults. For specific site locations or for more information please call (650) 991-8004.



**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!**

When Title Changes

When an owner requests that the Association Office change the name of the owner(s) in its records, they must submit a new grant deed showing any changes to be made. If our records show that a husband and wife own a unit, and there is a divorce or either spouse dies, we need a grant deed copy showing who is now the sole owner. If the grant deed shows a sole owner and he/she should marry, the owner should present a new grant deed showing the name of their spouse. If the grant deed shows a sole owner and that owners dies, the heir(s) must present a new grant deed stating they are the legal owner(s).

Pools

It is almost summertime and the pools are starting to be used by more Crown's residents as the days get longer and the weather hopefully gets warmer. The Pool Rules will be published in an upcoming issue of the "Crown Colonist". Please make sure you read and obey them when using either pool.

Most residents are quiet and considerate, but there is always a group or two that seem to think that it is okay to shout and yell at ten o'clock at night as if it is Saturday afternoon. As the weather gets better this seems to happen with greater frequency. If you use either of Crown Colony's pools at night please be a bit more considerate to those who live near the pools and keep the noise down. Your neighbors really do not want to have to call the front gate to request the guards go and tell the people to keep the noise down.

Cinco de Mayo

Cinco de Mayo celebrates the Mexican Army's May 5, 1862 victory over the French at the Battle of Puebla. On this date, Mexican troops, 5,000 ill-equipped Mestizo and Zapotec Indians, led by General Ignacio Zaragoza, defeated the mighty French Army.

People of Mexican descent in the United States celebrate Cinco de Mayo on a much larger scale than do the citizens of Mexico. Celebrations include parades, mariachi music, folklorico dancing and other festive activities.



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

Bizarre May Holidays

Some people seem to have just too much free time on their hands. These people and the special interest groups they represent, apparently having nothing better to do, than declare one day or another a holiday. Some of these special designations are created by trade organizations wanting to draw attention their particular product. Others, like Lumpy Rug Day, defy rational explanation.


- 1 Mother Goose Day
 - 1 Save the Rhino Day
 - 2 Baby Day
 - 3 Lumpy Rug Day
 - 4 National Candied Orange Peel Day
 - 5 National Hoagie Day
 - 5 Oyster Day
 - 6 No Diet Day
 - 7 International Tuba Day
 - 8 Iris Day
 - 8 No Socks Day
 - 9 National Train Day
 - 10 Clean up Your Room Day
 - 11 Eat What You Want Day
 - 12 Limerick Day
 - 13 Frog Jumping Day
 - 14 Dance Like a Chicken Day
 - 15 National Chocolate Chip Day
 - 16 National Sea Monkey Day
 - 17 Pack Rat Day
 - 18 No Dirty Dishes Day
 - 20 Pick Strawberries Day
 - 21 National Waiters and Waitresses Day
 - 22 Buy a Musical Instrument Day
 - 23 Lucky Penny Day
 - 24 National Escargot Day
 - 27 Sun Screen Day
 - 30 Water a Flower Day
 - 31 National Macaroon Day
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Memorial Day Hours

In observance of Memorial Day, May 31, 2010, the Clubhouse and the Association Office will observe the following hours.

Clubhouse **Open 10 am - 6 pm Only**
Association Office **Closed**

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



Elevator Key


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

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 regard 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.



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

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

Double Parking

It has been reported that several residents or their guests have been double parking in the complex. They have either blocked other residents' vehicles or the entrances to the garages. This cannot be allowed. We know that there is a parking problem in the complex and an open parking space is a rare occurrence. However, you and your guests must act responsibility and park your vehicles properly and in accordance with the rules.

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.



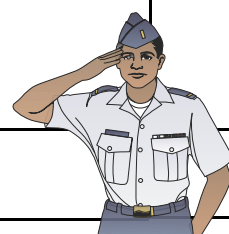
Garbage Disposals

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!

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



MAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
<p align="center">Clubhouse Hours Mon. thru Sat. 10 am - 10 pm, Sun. 10 am - 6 pm Recreation office: 991-3441 Staff: Ferdie & Anne</p>						1 Coffee & Donuts 50¢ each 10:30am	
2	3	4	5 Cinco de Mayo Grievance Meeting 6 pm	6 	7	8 Coffee & Donuts 50¢ each 10:30am	
9  Happy Mother's Day	10	11	12	13	14	15 Coffee & Donuts 50¢ each 10:30am	
16	17 	18	19 BOARD OF DIRECTORS Work Session 5:45pm Meeting 7 pm Open Forum 6:45 pm	20	21	22 Coffee & Donuts 50¢ each 10:30am	
23	24	25	26	27	28	29	
30	31 Memorial Day	Association Office Closed Rec Office Open 10 am - 6 pm				30	31 Coffee & Donuts 50¢ each 10:30am

The Colonist is a private publication created for the members of the Crown Colony Homeowners Association
 379 Imperial Way
 Daly City, CA 94015

COMMITTEE MEETINGS

Architecture: 2nd Mon. 7:00 pm
 Building, Maintenance & Finance: 1st Mon. 7:00 pm
 Communications: When posted
 Grievance: 1st Wed. 6:00 pm
 Recreation: When posted

Meetings are held in the Clubhouse unless posted otherwise.
 All meeting times approximate

IMPORTANT NUMBERS

EMERGENCY 911
Front Gate (24 Hours) 994-0255
 or dial 350 on any Building Directory

Crown Colony Office 756-8220
 Rita Nicolas e-mail: cchoa@crowncolonyhoa.com
Common Interest Management 286-0292
 Monaca Smith 1720 S. Amphlett Blvd #130
 San Mateo, CA 94402
Bautista & Co. 697-7907
 Cecille Osmena 214 Broadway
 Millbrae, CA 94030
Astound Cable 1-800-427-8686
 Avelix Cueto – 650-683-2072
Comcast Cable 1-800-945-2288
 Craig Oborn – 650-642-0658
Coinmach Laundry 1-877-264-6622
 or www.coinmach.com

BUS to BART

Monday thru Friday

Leaves Crown Colony

6:20 am	7:05 am	8:05 am
6:35 am	7:25 am	8:25 am
6:50 am	7:45 am	8:40 am

Leaves Colma BART

4:35 pm	5:35 pm	6:30 pm
4:55 pm	5:55 pm	6:50 pm
5:15 pm	6:15 pm	7:05 pm

Schedule subject to change