

CROWN COLONIST

Volume 33 Number 6

June 2010

2010/11 Budget

On April 21, 2010 the Board approved Crown Colony's budget for the new fiscal year beginning on July 1, 2010. Your association will be spending almost 4 million dollars to operate, maintain and make repairs at Crown Colony during the next 12 months.

The budget sections and their expense allocations are listed below:

Crown Colony 2010/11 Budget	
Administrative Costs	696,972
Operating Expenses	669,155
Salaries	399,501
Other Expenses	216,500
Utilities	902,000
Reserves	1,051,579
Contingency	40,000
Total Expenses	\$3,975,707
Income	172,974
Total Budget	\$3,802,733

Recently, every owner was mailed the budget in detail and the reserve study. Please take a few minutes to review these documents.

2010/2011 - Dues

Crown Colony's new fiscal year begins July 1, 2010. Being the size of a small town, Crown Colony will spend almost \$4 million for operations over the next 12 months. Prudent fiscal practices by management, with appropriate oversight by your Board, produced a budget surplus in the last audited fiscal year, 2008/09. This surplus has

been added into the 2010/11 dues calculations. As a result of this surplus, the dues will be increasing only a few cents per month. This is the third year that the dues have remained essentially the same.

The table below shows the 2010/11 monthly dues for each type of Crown Colony unit.

Unit Type	Change	New Dues
Studio	(\$0.76)	\$310.00
1Bd /1Ba	(\$0.10)	\$332.25
1Bd /1Ba-Townhome	\$0.11	\$339.01
1Bd /1Ba/Den	\$0.19	\$341.76
2Bd/2Ba	\$0.28	\$344.62
2Bd/1½Ba-Townhome	\$0.85	\$363.83
2Bd/2Ba	\$0.90	\$365.35
2Bd/2Ba	\$1.14	\$373.43
2Bd/2Ba/Den	\$1.08	\$371.62
2Bd/2Ba/Den	\$1.08	\$371.34
3Bd/2Ba	\$4.73	\$493.73

Please remember that your association dues change every year beginning with your July payment. Make sure to note the new amount as shown on your July statement and to remit it.

Pool Diapers...

If you are taking an infant or toddler who is still wearing diapers into either of Crown Colony's pools, that child must wear a pull-up swimwear diaper whenever in the pool. This is important for the health and safety of all. These diapers can be purchased at many local stores.



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!

April Board Highlights

Financial Report Ending February 28, 2010: Bautista & Co. reflected a surplus for the month of \$2,327, an ending cash balance of \$1,774,305 and total investments of \$1,483,223 which is designated to reserves.

Financial Report Ending March 31, 2010: Bautista & Co. reflected a surplus for the month of \$12,277.54, an ending cash balance of \$1,703,500 and total investments of \$1,510,639 which is designated to reserves.

Ratification of Window and Sliding Door Installations: The Board ratified the previous verbal approval of the window and door installation at bldgs. 27-2, 27-4 and 20-215.

Ratification of New Heater for Clubhouse Pool - Ever Blue Pools - Line 9960: The Board ratified its previous verbal approval of the new pool heater at the clubhouse by Ever Blue Pools for a cost of \$3,450 to be funded from line #9960.

Ratification of Proposal to Cap Gas Lines from Master Plumbing - Line #5385: The Board ratified its previous verbal approval to cap off gas lines in 13 locations by Master Plumbing for a cost of \$3,250 to be funded from line #5385.

Ratification of Electric Fireplace Installation: The Board ratified its previous verbal approval of the electric fireplace installation at 359 Half Moon Lane #314.

Security Service Addendum to Contract - First Premier - Line #5191: The Board approved the addendum from First Premier to extend their current contract through June 30, 2010 to coincide with our fiscal year.

Security Services Proposal: The Board approved the security proposal from First Premier Security Co. for an annual cost of \$310,188.88 which includes 3 Nextel phones and will go into effect for one year beginning July 1, 2010 and the contract will not increase for 2 years through fiscal year 2012.

Approval of 2010-2011 Budget and Reserve/Reconstruction Schedule: The Board approved the 2010-2011 Budget and Reserve/Reconstruction Schedule for a total annual budget of \$3,802,733 which reflects a 0.03% increase over last year's budget.

Semi-Annual Carpet Cleaning Proposal for all 3-Story Buildings - PCS of Bay Area - Line #5190: The Board

approved the proposal from PCS of Bay Area for the semi-annual carpet cleaning in the 3-story buildings and the clubhouse by truck mount method for a total cost of \$8,480 to be funded from line #5190.

Audit Proposal - Takemoto & Co. - Line #5002: The Board approved the proposal from Takemoto & Co. to prepare the 2009-2010 audit for a cost of \$4,850 to be funded from line #5002.

Fido Waste Dispenser Kits - line #5370: The Board approved the purchase of 6 Fido waste dispenser kits for a cost of \$345 each to not exceed \$2,300 to be installed throughout the property to include a bag dispenser and bags, a steel mounting post, a receptacle with lid and a pet control sign. This will help eliminate some of the problems with residents not carrying waste bags when they walk their dogs.

Pool/Spa Service Contract - Acct. #5170: The Board approved the proposal from Ever Blue Pools to do a complete chemical test and equipment inspection two times per week on the pools and spas for a monthly cost of \$145 or \$1,740 annually which represents a \$10 per month increase from last year's cost.

Crown Colony Foreclosed Units: The Board approved the renting of 4 units that Crown Colony acquired through foreclosure to recoup some of the HOA dues that are delinquent until the lender proceeds with their foreclosure process. The rent will be 60% of market rate, a security deposit of \$500 will be collected and the HOA will obtain insurance coverage for tenant damage. The Board also agreed to proceed with foreclosure on 4 other units - TS#s 10220, 9663, 11240, 12513.

Exterior and Interior Design Plan - Saylor, Inc. - Line #9998: The Board approved the proposal from Saylor, Inc. for \$3,800 to prepare the interior and exterior design plan for the property to include exterior colors, floor coverings, elevator landings, lobby lighting, flooring, wall treatment, wall art, elevator cladding, rails, lights, laundry flooring, trash receptacles and clubhouse hard floor covering.

Authorization to Proceed with Recording Notice of Delinquent Assessments: The Board authorized Sunrise Assessment Services to proceed with recording Notice of Delinquent Assessments for TS#s 15798, 15802, 15803, 15805, 15806, 15808, 15809, 15799, 15804, 15940, 15942.



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



Call HART for Help

What is HART? HART (the Healthy Aging Response Team) promotes the independence, health, and well-being of the under-served and hard to reach older adults and persons with disabilities in Daly City. HART is available to all Daly City residents 50 years and older and for all adults with disabilities. What will HART do for you? HART will help you connect to the services you need. Service such as:

- ✓ Transportation
- ✓ Food
- ✓ Shelter
- ✓ Health / Wellness / Recreation
- ✓ Other Services

Supported by a cadre of highly trained peer volunteers, HART strengthens the safety net of community-based care and contributes to crisis prevention through multilingual outreach and facilitated linkages to vital services. Coordinated follow-ups will ensure that services were effective. By its very nature, the community building effect of HART will break down an individual's isolation. So for help, call the volunteers at 650-991-5558 open Monday-Friday from 8:30am-5 pm.

Extended Leaves

Summer is coming and 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.

Moving

When you are moving into or out of Crown Colony, you must make your move between the hours 7:00 am and 10:00 pm. No moves will be allowed before 7:00 am or after 10:00 pm. Trucks being used for a move will not be allowed to remain parked on Crown Colony property overnight. Any moving truck will have to be parked on Hickey Blvd. or somewhere else off the property. There will be no exceptions to this rule.



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

Barking Dogs!

Recently, the Association Office has received an increasing number of calls from residents complaining about dogs barking from units balconies and townhouse patios. Often when the guards go to the unit to investigate the disturbance, they find no one is at home. If you are away from your unit, you should not keep your dog outside where it can cause a disturbance. This is a noise violation and can result in an invitation to appear before the Grievance Committee and a possible fine.

National Iced Tea Day

Tea is good for your health. For centuries, people have believed that tea has medicinal uses. Modern research has given credibility to many of these beliefs and identified even more uses. Here are some of the known or suspected medicinal uses:

- Avoidance of heart disease
- Cancer and tumors
- Stomach ailments
- Sore throats and colds (often honey-flavored tea)

The first known use of iced tea was in 1904. At the St. Louis World Fair, English tea plantation owner Richard Blechynden had a booth that sold hot tea. On very hot days, fair visitors didn't want anything hot. Only a cold drink would do. So Blechynden dumped his hot tea into ice and served it cold. It was an immediate hit and has since become a summer drink staple.

June 10th is National Iced Tea Day. It is a good day to enjoy your first iced tea of the summer. Whether you have it plain or add lemon and/or sugar, iced tea is the favorite summer drink of millions of Americans.

Bikes...

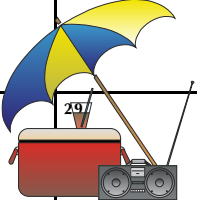
On June 16, 2010, the Board of Directors will consider the following new rule: "Residents may park no more than 2 adult bicycles under the storage locker of their Unit's deeded parking space. No children's bicycles will be allowed. Residents do so at their own risk."

This rule change will be discussed at the June meeting and, if approved, the Board, at its July 21, 2010 meeting, may then adopt the revision. This rule would go into effect immediately upon adoption.

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



JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Recreation office: 991-3441 Staff: Ferdie & Anne		1	2 Grievance Meeting 6 pm	3	4	5 Coffee & Donuts 50¢ each 10:30am
6	7	8	9	10	11	12 Coffee & Donuts 50¢ each 10:30am
13	14	15	16 BOARD OF DIRECTORS Work Session 5:45pm Meeting 7 pm Open Forum 6:45 pm	17	18	19 Coffee & Donuts 50¢ each 10:30am
20 Happy Father's Day	21 First Day of Summer	22 	23	24	25	26 Coffee & Donuts 50¢ each 10:30am
27	28	29	30	Clubhouse Hours Mon. thru Sat. 10 am - 10 pm Sun. 10 am - 6 pm		

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