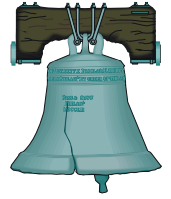




VOLUME 33 NUMBER 7



JULY 2010



Reminders

Holiday Hours

The Association and Recreation Offices will observe the following hours for the Fourth of July holiday.

Recreation Office

Sunday July 4, 2010	10 am - 6 pm
Monday, July 5, 2010	10 am - 6 pm

Association Office

Sunday July 4, 2010	Closed
Monday, July 5, 2010	Closed

Visitor Space Rule

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.

Garbage Chutes

The Association Office has recently received many complaints that residents are not properly disposing of their garbage. They are not using plastic bags that are tightly tied or sealed. 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.

Feral Cat Conundrum

It is estimated that the United States has approximately 60 million pet cats and 60 million feral cats. Feral populations are swollen by breeding and the dumping of unwanted pets; 5 million cats and dogs are "dumped" annually, according to the U.S. Department of Agriculture, while American surveys suggest that between 36% and 60% of unneutered pet cats go feral within 3 years. See: www.feralcat.com

Our community has feral cats, no surprise to many of you. The Association has contacted several organizations to help in the removal of these cats, such as the Humane Society, without success. The feral cat problem, as noted above, is an issue throughout the United States. It is important that we do not feed our feral cat population and imperative that you use caution when you see a feral cat. In our research we have found that feral cats are not usually dangerous. However, these animals – perhaps once domesticated – are now wild animals and may be carrying parasites and diseases. Please do not approach a feral cat!

We welcome all reports to the Association Office when you see a feral cat and we will continue to work with the local organizations and agencies to find a lasting solution to our feral cat problem.

No Fireworks

Fireworks can be very dangerous. The Crown Colony Homeowners Association would like to remind all of you that the use of fireworks is *not* allowed on Crown Colony property. Please have a safe and sane Fourth of July.

If you want to see fireworks, you could attend one of the public shows put on by cities around the Bay. In the alternative, why not just get a cool drink, kick back in your easy chair and watch the fireworks broadcast live from New York, Washington DC or San Francisco?



**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!**

POOL RULES

1. Use recreational facilities and equipment at your own risk.
2. No lifeguard is on duty at either pool.
3. Gates surrounding the pool and spa areas shall remain locked at all times. Key fob is required for identification and entry to locker rooms, pools and spas at all times.
4. Guests must be accompanied by a resident at all times. Residents are responsible for the conduct and supervision of their guests.
5. Only four (4) guests per unit are permitted to use the spa or pool at any time.
6. Persons under sixteen (16) years of age must be accompanied by an adult if using the pool or spa. Residents sixteen (16) or seventeen (17) may use the facilities unaccompanied but may not bring guests.
7. Children under six (6) years old are not allowed in the sauna or spa for health and safety reasons.
8. Only bathing suits are considered proper swimwear. No cut-offs or tee-shirts are allowed in the pools.
9. Hair pins, etc. must be removed before entering the pools.
10. Observe any and all posted rules.
11. Violations should be reported to the recreation employees or the property attendants.
12. *No* nude swimming or nude sun bathing.
13. *No* horse-play, running or splashing.
14. *No* diving into the pool from the Clubhouse.
15. *No* food in the pool or spa areas.
16. *No* glassware and breakable containers may be brought into the pool or spa areas.
17. Radios and tape players are to be played *ONLY* at a low volume.
18. *No* balls or Frisbees in the pool areas.
19. *No* animals in any recreation area.
20. Cover pool furniture with a beach towel when using suntan lotions or oils.
21. Return chairs, lounges and tables to their original locations before leaving.
22. *DO NOT* remove furniture or fixtures from any common area.
23. The Clubhouse Pool is open from 5 am to 11 pm (Sun-Thu) & 5 am to 1am (Fri & Sat). The Upper Pool is open from 7 am to 11 pm seven days a week. *LAP SWIMMING ONLY* is allowed at the Upper Pool prior to 9 am and from 7 to 9 pm daily.

PLEASE SWIM SAFELY

Barking Dogs

Recently the Association Office has been receiving 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 animal 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 possible fine.

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. No exceptions to this rule will be made. 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.



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

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



Board Highlights - May

Financial Report Ending April 30, 2010: Bautista & Co. reflected a surplus for the month of \$13,379, an ending cash balance of \$1,811,410, and total investments of \$1,584,744 which is designated to reserves.

Ratification of Window and Door Installations: The Board ratified the installation of windows and doors at 368 Imperial Way #341 and 370 Imperial Way #315.

Ratification of Asphalt Repairs on Mandarin Dr. - American Asphalt - Line #9925: The Board ratified the proposal from American Asphalt to make the necessary asphalt repairs on Mandarin Dr. for a cost of \$3,880 to be funded from line #9925.

Building & Maintenance Transmittal #1 - Janitorial Service Contract - Line 5192: The Board approved the proposal from Custom Maintenance to perform the janitorial services for an annual cost of \$148,800 which represents a \$250 per month increase over last year's cost.

Building & Maintenance Transmittal #2 - Compactor Service - Line #5420: The Board approved the proposal from Case Porta Comp to perform the garbage compacting service for a cost of \$12,298 per month or \$147,576 annually which reflects a \$358 per month increase over last year's cost..

Building & Maintenance Transmittal #3 - Elevator Service Contract - Line #5110: The Board approved the proposal from Transbay Elevator Co. to provide the inspection and lubrication on 14 elevators for a cost of \$1,240 per month which represents no increase from last year's cost.

Building & Maintenance Transmittal #4 - Pest Control Contract - Line #5160: The Board approved the proposal from Alert Pest Control for the pest control services for a cost of \$490 per month or \$5,880 annually which represents no increase from last year's cost.

Proposal from Commercial Energy of California: The Board approved the proposal from Commercial Energy for a \$.05 per therm savings who will supply natural gas to the Association and PG&E will continue to deliver, read the meters and continue billing.

Approval of Reconstruction Package for 2009-2010 - Dan Butler & Associates - Line #9707: The Board

approved the proposal from Dan Butler & Associates for \$232,854.30 for the reconstruction repairs for 2010-2011 for deck stack package #16 to be funded from line #9707.

Architectural Fees for 2010-2011 - Norman Hooks - Line #9722: The Board approved the proposal from Norman Hooks for \$22,590 for architectural services for 2010-2011 deck stack package #16 to be funded from line #9722.

Sales & Leasing Office Renewal Proposal - Crown Colony Properties: The Board approved the one year renewal proposal from Crown Colony Properties which includes the same terms as last year; \$100 for each "side" for a sale and \$50 for each rental that has been implemented effective July 17, 2010.

Management Company Renewal Proposal - Common Interest Management Services - Line #5030: The Board approved the proposal from Common Interest Management Services for management services for a cost of \$14,956 monthly or \$179,472 annually which reflects an increase of \$228 per month or \$2,736 annually from last year's cost.

Replacement of Controller at bldg. 25 - Transbay Elevator Co. - Line #9905: The Board approved the proposal from Transbay Elevator Co. to replace the controller and door operator at bldg. 25 elevator for a cost of \$43,600 to be funded from line #9905.

Replacement of Fire Alarm Control Panel at bldg. 25 - Pacific Signaling - Line #9905: The Board approved the proposal from Pacific Signaling to replace the fire alarm system panel at bldg. 25 after the new controller and door operator are installed for a cost of \$14,920 to be funded from line #9905.

Bulk Window and Toilet Purchase Program: The Board agreed by consensus to defer this matter until more information can be obtained.

Authorization for Sunrise Assessment Services to Proceed with Recording Delinquent Assessments: The Board authorized Sunrise Assessment Services to proceed with recording delinquent assessments for TS#s 15940, 15942, 16029, 16030.

Did You Know?

July is National Anti-Boredom Month, National Cell Phone Courtesy Month, National Hot Dog Month and National Ice Cream Month.

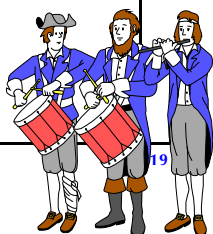


PLEASE do not leave bottles, cans, newspapers, or other trash on top of your parking space's locker. Thank you!

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





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