

CROWN COLONIST

Volume 33 Number 9

September 2010

A New Look...

It has been 12 years since the interiors of Crown's corridor buildings have been renovated. Its time to have them redone. At its August meeting, the Board selected a new design plan for Crown Colony. Over the next 3 years, the interiors of the corridor buildings will be completely redone with new materials in new colors. Crown Colony will have a whole new look.

What will be done?

The corridor walls and baseboards will be painted in new colors. New carpeting, padding, flooring, wall covering and lobby lighting will be installed in the corridors and lobbies. New wall art and accents will be installed in the first floor lobbies. Finally, the wall covering and floors of the elevators will be replaced.

Any resident who wishes to see what colors and materials have been selected, can come to the Association Office and take a look at the boards showing the fixtures and finishes that will be used.

When will my building be redone?

Phase 1 - In 2010 . . . Buildings 3, 4, 12, 13, 14, & 17

Phase 2 - In 2011 Buildings 20, 23, & 24

Phase 3 - In 2012 Buildings 2, 7, & 25

In addition to the interior work, there will be a change in some of the exterior colors. A new painting scheme has been developed for the townhouses which will be painted this year. The corridor buildings will remain essentially the colors they are now. However the decks and entry stair rails will be painted in a new color.

Parking Enforcement...

Notice: The Association has stepped-up the enforcement level of the parking rules. Neither Management nor the Board enjoys the towing aspect of enforcement. Vehicles not parked in compliance with the

parking rules are subject to immediate tow. How much does a tow cost an owner of a vehicle? The minimum cost is a whopping \$504.00. Don't let your wallet be hit with a large towing bill....follow the rules! We thought we'd take this opportunity to clarify the rules to help ensure your vehicle doesn't get towed.

1. Residents are allowed three (3) parking stickers per unit. Each resident vehicle must display a parking sticker. If you have more than three (3) vehicles, the additional vehicles can enter the community with a visitor pass. Any vehicle parked within the community without a properly displayed, valid Crown Colony sticker or visitor pass is subject to immediate tow without warning. Resident's vehicles without a sticker **must** enter by the Visitor's Lane.

2. How embarrassing would it be to have your visitor's vehicle towed? You can prevent this embarrassment by informing your visitors of the parking rules prior to their visits. Here's what they need to know: Each visitor will receive a visitor pass as they enter the community, the pass must be displayed face-up on the left side of the dashboard and each pass is good for 72 hours. Your visitor can only park in your deeded space or a space labeled with a "V" and a number.

3. What's the time limit for the visitor spaces? The visitor spaces, unless marked otherwise, are limited to 72 hour parking. Once a vehicle has been parked in a visitor space for 72 hours, the vehicle (or any other vehicle from the same household) cannot be parked in that space until another 72 hours has passed. If you park in a 72 hour space and you leave it, you may not return to that space until the initial 72 hour period has expired. These same rules apply to the 24 hour spaces.

If you don't have a valid parking sticker, bring your current registration to the Association Office and get one immediately. We strongly urge you to read and follow the parking rules. The complete Parking Rules are in the Rules and Regulations Booklet available in the Association Office or at <http://crowncolonyhoa.com>.



**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!**

Hang Onto Your Keys

If you drop your keys and they fall down the elevator shaft, please call the Association Office or Front Gate and report what has happened. The elevator repairman is the only person who can retrieve your keys. If you do not need your keys immediately, they can be retrieved when the repairman is next out on a regular service call. If you need them to be retrieved immediately, you will have to pay the elevator company the cost of a service call. If they are not out here on a regular service day, the cost to retrieve keys can be from \$50 - \$300 depending on whether the loss occurs during the day, night or on a weekend.

New Windows & Doors

The Board has an approved list of contractors who may install and the specifications for window and door replacements. Before replacing your windows or sliding glass doors, you must pick up a window and door replacement package from the Association Office, fill it out, return it to the Office and have your replacement installation approved. All the information and specifications you and your approved contractor will need are contained in this package.

Walking the Dog

Whenever your pet is outside of your unit, it must be on a leash and attended at all times. Remember retractable leashes are not allowed and larger dogs must be muzzled and on a four foot or shorter leash when outside their owner's unit. All dog owners must carry a pooper scooper and pick up their animal's waste. Make sure to use one of Crown's readily available Fido Houses or a garbage bin to dispose of it.

Junk Mail

When you open your mail box, it is full. You pull the mail out of the box, only to discover instead of letters and bills, it is mainly junk mail. Please do not just dump these ads on the floor or set them on top of the mailbox frame. Please dispose of them properly.



Contact us via e-mail at
[**cchoa@crowncolonyhoa.com**](mailto:cchoa@crowncolonyhoa.com)
On the Web:
[**http://www.crowncolonyhoa.com**](http://www.crowncolonyhoa.com)

Watch Where You Park!

Vehicles parked in red zones are subject to immediate tow. Residents will not be called and the owner of the vehicle will be responsible for all towing costs. We understand the visitor parking is very limited; however, red zones must be kept clear for emergency vehicles only.

Residents that park in other residents' spaces are also subject to tow. It is very inconsiderate for drivers to park in another owner's deeded space. Many violators have been fortunate that the owner of the space chose not to tow them, but they may not be that lucky the next time. To avoid the possibility of being towed, do not park in an unauthorized space.

Plumbing Alert!

To avoid any plumbing problems with the supply lines to your faucets and toilets, bursting in your unit, it is strongly recommended that you replace the present plastic lines (if you still have plastic) with copper or metal. If a plumbing leak occurs, it is the owner's responsibility to make any necessary repairs to their unit and any other units that are affected. This could get very costly; therefore, you are strongly urged to have your own insurance policy (separate from the Association's) on small accidents that may occur. The Association's insurance covers this type of occurrence; however, the deductible is \$5,000.

If you would like a reference for a plumber, please call the Association Office at 650-756-8220.

Emergency Contacts

If any residents are living alone and/or have medical conditions, it is recommended that emergency contact information be given to the Association Office where it will be put in the resident's file.

BBQs

It is against the rules to have a charcoal barbecue on Crown Colony property. Only propane fueled grills are allowed on Crown Colony's decks and patios.

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



July Board Highlights

Financial Report Ending June 30, 2010: Bautista & Co. reflected a surplus for the month of \$10,315, an ending cash balance of \$1,811,115 and total investments of \$1,615,443 which is designated to reserves.

Adoption of Revision to Architectural Do's and Don'ts - Bikes Stored in Assigned Parking Spaces: The Board adopted the revision to the Architectural Do's and Don'ts to allow bikes to be stored in the assigned parking spaces. The rule will be as follows: "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 went into effect immediately upon its adoption.

Legal Services Plan Renewal: The Board approved the Legal Service Plan Renewal Contract with Berding & Weil for a cost of \$3,000 effective August 1, 2010.

Consideration to Approve Energysmart Expenditure: The Board approved the \$2,000 expenditure from Energysmart to provide supporting documentation that will be forwarded to Berding & Weil to help with the recovery of any gas refunds due to over charging by PG&E.

Authorization to Proceed with Recording Notice of Delinquent Assessments: The Board approved authorization for Sunrise Assessment Services to proceed with recording notice of delinquent assessments for TS#'s 16286, 16287.

New Bike Rule...

At its August 2010 meeting, the Board adopted the following rule as an amendment to the Parking Space section of the Architectural Rules.

"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."

Please securely lock you bikes. The Association is not responsible if they are damaged or stolen. It might be a very good idea to call your insurance agent and make sure your homeowner's or renter's insurance policy covers damage to and theft of bikes.



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

Labor Day Hours

The Clubhouse and the Association Office will have the following hours on Labor Day, September 6, 2010.

Clubhouse Open 10 am - 6 pm Only

Association Office Closed

Everyone, please have an enjoyable and safe holiday!

Resident Passes...

Beginning in September, any vehicle, operated by a Crown Colony resident and lacking a valid parking sticker, entering the community **must**:

- 1) Enter via the Visitor's Lane,
- 2) Identify themselves as a resident,
- 3) Tell the gate guard their address,
- 4) Be given a "Resident's Pass" and
- 5) Properly display the pass.

Failure to comply with the above, will get you towed or asked to appear before the Grievance Committee and possibly get fined. A Resident's Pass is valid for only 72 hours, please carefully read the front and back of the pass.

About Your Deck...

We have been told by our experts that as the project ages, we can expect more dry rot in the decks and siding. It is just the "nature of the beast," given the wood structures and the damp climate at Crown Colony.

The Board asks you to help them by making visual inspections of your deck from time to time. Please take a few moments and see if your note any of the following:


- 1) **Soft Spots on Deck Boards**
- 2) **Badly Split Wood**
- 3) **Loose Spindles or Railings**
- 4) **Visible Wood Decay**

If you find any of the above or feel that there are any other problems, please speak to the Office staff immediately. When reports of problems are received, they are looked into by our architect and the necessary repairs are made. Your Association is continually making major and minor repairs to decks when problems have been reported.

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



September

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	4
			Grievance Meeting 6 pm			Coffee & Donuts 50¢ each 10:30am
5			7	8	9	10
Happy Labor Day Clubhouse Open 10 am - 6 pm Only Association Office Closed						11
						Coffee & Donuts 50¢ each 10:30am
12	13	14	15	16	17	18
			BOARD OF DIRECTORS Work Session 5:45pm Meeting 7 pm Open Forum 6:45 pm			Coffee & Donuts 50¢ each 10:30am
19	20	21	22	23	24	25
						Coffee & Donuts 50¢ each 10:30am
26	27	28	29	30		

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 Dial 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 Onstad 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