

# CROWN COLONIST

Volume 35 Number 1

January 2012

## Gas Pipeline Update

Recently, representatives from Pacific Gas and Electric Company (PG&E) met with members of the Crown Colony and St. Francis Heights Homeowners Associations to discuss natural gas pipeline safety and provide information on the pipeline nearest to them. Although lower-pressure “distribution” pipelines serve businesses and homes, the meeting focused on higher-pressure “transmission” pipelines.

The section of gas transmission pipeline nearest to Crown Colony runs along Hickey Boulevard. After the tragic accident in San Bruno, PG&E increased inspection schedules and conducted weekly patrols along the line to ensure its safety. No issues or concerns were identified during these patrols. In addition, the line was last surveyed for leaks using special gas-detecting equipment in May 2011, and no leaks were found.

The pipeline nearest our community was installed in 1995, is 24 inches in diameter, and is currently operating at a pressure significantly below the pipe’s maximum allowable operating pressure of 400 pounds. This section was also pressure tested to over 1,400 pounds when it was installed in 1995 to ensure that a significant margin of safety was built into the pipeline’s normal operating pressure.

As you may know, gas valves allow PG&E to stop the flow of gas in an emergency. There are remotely operated automated shut-off valves as well as manual shut-off valves in the neighborhood of Crown Colony. These valves will allow PG&E operators to quickly shut down the pipeline in case of emergency.

During the meeting, PG&E talked about the significant changes and improvements the company is making to its gas operations and its renewed focus on safety. The utility has hired about 100 new gas engineers and professionals and recently proposed a Pipeline Safety Enhancement Plan, which is a multi-year effort to rigorously verify and upgrade the integrity of its entire gas transmission system. As part of this effort, PG&E

will modernize its infrastructure by replacing older pipelines and automate hundreds of shut-off valves throughout its system.

Customers with questions about the gas pipelines in their community can call PG&E’s gas system information line at 1-888-743-7431 or visit PG&E’s website at [www.pge.com/gassystem](http://www.pge.com/gassystem) for more information.

## The Slopes

If you live in Building 7 or down on Mandarin Way, you may have noticed a lot of recent activity on the slopes around and above you. Arborists were trimming and removing trees. Gardeners were busy removing diseased and dead plants from your hillsides. The next thing you saw was the gardeners planting new plants and spreading seeds all over the hillsides. As a last step they mulched the new plants with wood chips and spread hay over the newly-seeded areas.

All of this hustle and bustle was simply the first step in a 10 year plan to replace Crown’s aging and deteriorating landscaping. At the same time, Crown needs to increase irrigation efficiency, reduce maintenance costs and restore the health of the soils we plant in. One added benefit of a healthy, well planned landscape is an increased population of birds and butterflies. The new hillside planting was designed with birds in mind. The toyons, coffeeberries, currants, spice bushes and wax myrtles that have been planted will produce not only flowers but seeds and berries that are favorite foods of many species of birds. Over the years, these plants will grow into splendid shrubs 8-10 feet high.

The hillsides were also planted with California lilacs, English plantains, sticky monkey flowers and sword ferns. The open areas between the plants were seeded with grass seed, California poppy seed and goldfields’ seed. The poppies and goldfields will bring color to this area in the spring and summer. Last but not least, 100 acorns were planted with the hopes that a few will survive and grow into mature oak trees.



**OBEY all traffic signs and Association Rules and Regulations.**  
**Do not park in a RED ZONE or over the time limit of any 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 2012/13 Crown Colony Budget Committee? This year, the Committee will be chaired by John Macdonald.

### Meeting Schedule

Jan 24 . . . Administrative, Other Expenses & Income  
Feb 21 . . . . . Contracts, Utilities & Salaries  
March 6 . . . 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\*\*](mailto:cchoa@crowncolonyhoa.com)  
**On the Web:**  
[\*\*http://www.crowncolonyhoa.co\*\*](http://www.crowncolonyhoa.co)

---

## Garbage Chutes

The Association Office has recently received complaints that some 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 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

Date	Office	Clubhouse	Bus
12/30/11	Close at Noon	Open to 6pm	Yes
12/31/11	<b>Closed</b>	<b>Closed</b>	<b>No</b>
1/1/12	<b>Closed</b>	<b>Closed</b>	<b>No</b>
1/2/12	<b>Closed</b>	Open 10am to 6pm	<b>No</b>
1/16/12	<b>Closed</b>	Open 10am to 6pm	<b>No</b>

**Reminder:** When the Clubhouse is **closed** you will be unable to add money to your laundry card.

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



---

# Nov. Board Highlights

**Financial Report Ending October 31, 2011:** Bautista & Co. reflected a surplus for the month of \$20,536, an ending cash balance of \$1,728,735 and total investments of \$1,228,694 which is designated to reserves.

**Ratification of Window and Door Installations:** The Board ratified the installation of windows and sliding doors at 370 Imperial Way #116.

**Ratification of Proposal to Install New Elevator Controller at Building 14 - Transbay Elevator Co.:** The Board ratified the proposal from Transbay Elevator Co. for \$44,800 to install a new controller at the elevator in Building 14 to be funded from Line #9905.

**Ratification of Proposal for New Fire Alarm Panel for Building 14 - Pacific Signaling:** The Board ratified the proposal from Pacific Signaling for \$14,920 to replace the fire alarm panel in Building 14 to be funded from line #9905.

**Ratification of Proposal from Arborwell To Remove Some Trees on the Hillside near Building 7:** The Board ratified the proposal from Arborwell for \$14,442 to remove the trees on the hillside near Building 7 to be funded from line #9914.

**Approval of Month to Month Contract for Ideal Landscape:** The Board approved the extension of the landscape contract from Ideal Landscape on a month to month basis since new specifications are being revised and will be reviewed at a future Board meeting.

**Proposal from Arborwell for Treatment of Trees with Humic Acid:** The Board approved the proposal from Arborwell for \$2,597.60 to treat the trees on the property with humic acid to be funded from line #9914.

**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 24 2012 Tuesday, February 21, 2012 and Tuesday, March 6, 2012. Mr. Crump said all meetings will take place at 6:30pm unless posted otherwise.

**32nd Annual Meeting, Date, Time and Place:** The Board approved the 32nd Annual Meeting to take place

on Saturday, March 17, 2012 at the Gellert Park Clubhouse a 1:00pm.

**Deadline Date for Nominations:** The Board approved the deadline date for nominations to run for the Board of Directors will be February 3, 2012 at 5:00pm.

**Approval of Election Inspectors for 32nd Annual Meeting:** The Board appointed Monaca Smith, of Common Interest Management Services, as the Election Inspector for the 32nd Annual Meeting.

**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 17552, 17553, 17554 .

---

## Directors Wanted

Do you want to have a say in how Crown Colony operates? Well, here is your opportunity to be one of the ones 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, February 3, 2012.

---

## 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 and you do not want it.

Please do not drop this mail on the floor, set it on top of the mailboxes or put it in the plastic Colonist holder: 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**



# JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
1 Rec Office Closed	2 Association Office Closed Rec Office Open 10am - 6pm	3	4 Grievance Meeting 6 pm	5	6	7 Coffee & Donuts 50¢ each 10:30am	
8	9	10	11	12	13	14 Coffee & Donuts 50¢ each 10:30am	
15	16 ML King Holiday Association Office - Closed Rec Office Open 10 am - 6 pm		17	18 BOARD OF DIRECTORS Work Session 5:45pm Meeting 7 pm Open Forum 6:45 pm	19	20	21 Coffee & Donuts 50¢ each 10:30am
22	23	24	25	26	27	28 Coffee & Donuts 50¢ each 10:30am	
29	30	31	Clubhouse Hours Mon. thru Sat. 10 am - 10 pm, Sun. 10 am - 6 pm Recreation office: 991-3441 Staff: Ferdie & Anne				

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  
Otto Sousa - 650-222-6659 or 650-771-3700  
**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