

CROWN COLONIST

Volume 40 Number 6

June 2017

2017/18 Budget

On April 20, 2017 the Board approved Crown Colony's budget for the new fiscal year beginning on July 1, 2017. Your association will be spending a little more than 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 2017/18 Budget	
Administrative Costs	641,313
Operating Expenses	882,765
Salaries	367,872
Other Expenses	254,500
Utilities	865,300
Reserves	1,250,000
Contingency	40,000
Total Expenses	\$4,301,750
Income	189,070
Total Budget	\$4,112,680

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

2017/18 - Dues

Crown Colony's new fiscal year begins July 1, 2017. Being the size of a small town, Crown Colony will spend a little more than \$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, 2015/16. This surplus has been added into the 2017/18 dues calculations. Even with this surplus and other cost-

savings measures taken by your Association, the dues will be increasing 1.2% this year due mainly to increased PG&E rates.

The table below shows the 2017/18 monthly dues for each type of Crown Colony unit.

Unit Type	Change	New Dues
Studio	\$3.44	\$333.99
1Bd /1Ba	\$3.92	\$356.10
1Bd /1Ba-Townhome	\$4.06	\$362.81
1Bd /1Ba/Den	\$4.12	\$365.55
2Bd/2Ba	\$4.18	\$368.39
2Bd/1½Ba-Townhome	\$4.59	\$387.47
2Bd/2Ba	\$4.62	\$388.99
2Bd/2Ba	\$4.80	\$397.02
2Bd/2Ba/Den	\$4.76	\$395.22
2Bd/2Ba/Den	\$4.75	\$394.94
3Bd/2Ba	\$7.36	\$516.56

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.

Budget/Reserve Study

By now all owners should have received their copies of the 2017/18 Budget and Reserve Study either by mail or e-mail. The Board encourages all of you to take a moment and review these documents. This will help you understand where your dues monies are spent.

We would also like to encourage all of you consider having your documents e-mailed to you every year. This saves the cost of printing and postage incurred if you receive your document by regular mail. Just fill out the e-mail form at the Association Office.



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!

Age Out Loud

by David J. Canepa

It was a privilege to present the San Mateo County Commission on Aging a proclamation observing May as Older Americans Month. As I finish up my fifth month of service on the San Mateo County Board of Supervisors I have quickly realized that by the year 2030, 25 percent of county residents will be 65 or older. More than ever before, however, older Americans are working longer, trying new things and engaging in their communities. I want to continue this trend to ensure our seniors can age in place and are healthy and safe.

This year's national theme for Older Americans Month is "AGE OUT LOUD."

Getting older does not necessarily mean what it once did. For many aging Americans, it is the next phase of life where interests, goals and dreams can get a fresh start, according to the National Council on Aging. Today, aging is about living the way that suits the individual best and doing away with antiquated ideas of what it means to grow old.

But regardless of how well the economy is doing, many older adults simply struggle with rising housing and health care costs, poor nutrition, limited transportation and fixed incomes. For older adults who live above the poverty line, one catastrophic event can change their lives forever for the worse.

That's why it's time more than ever to look out for our neighbors. While many older adults enjoy retirement, a day of golfing or gardening, there are others who are perhaps stuck inside their homes because of limited mobility or other issues or do not have enough to eat.

Issues around aging will be a main focus of my office in the coming years to ensure the voices of older Americans are heard loud and strong.

(David J. Canepa is your District 5 county supervisor. He served on the Daly City Council for eight years and was mayor in 2014. He and his wife are both proud Crown Colony residents. He can be reached at (650) 363-4572 and dcanepa@smcgov.org.)

Airbnb Rentals

The HOA has come across several units that are being advertised on Airbnb and the office has received calls

from owners inquiring what they need to do to rent their units out on Airbnb. For those that have called the office in advance, we were able to advise them of the Governing Documents restrictions for short term rentals prior to them advertising. For those that advertised without asking in advance, the HOA referred the matter to the HOA's attorney who has brought these units into compliance. The documents do not allow for short term rentals for any period less than 30 days. This rule is not going to be changed; therefore, owners need to be aware of it and familiarize yourself with the section of the Governing Documents (Section 5.2) relating to Restrictions on Rentals. In addition, each rental triggers a \$100 non-refundable move in fee (fee increasing to \$150 on July 1, 2017) chargeable to the owner. See Page 3 of your Rules and Regulations booklet.

The HOA is requesting that any owners that advertise on Airbnb to immediately cease and desist from renting your property for a period of less than 30 days. The Board has an obligation to enforce and all members must comply with the CC&R's including enforcement the short term rental ban.

The HOA office will continue checking the Airbnb website to monitor compliance. Owners found advertising for less than 30 days may be referred to the Association's attorney and legal fees may be levied. The Board reserves it right to levy a reimbursable assessment to recoup attorney's fees incurred in its compliance efforts. If you have a unit advertised for less than 30 days, now is the time to revise your advertisement to no less than 30 days. Owners renting their units must notify the HOA in writing of the names of the tenants and members of the tenants' household - See CC&R's section 5.2.1. You must provide this information for any and all agreements that you enter in with tenants. The CC&R's also require that each owner who rents or leases out his or her unit shall require the tenants to purchase an HO4 Renter's Policy with a minimum personal liability limit of \$300,000.

If you have any further questions or need clarification, please contact the HOA office at 650-756-8220 or by email at cchoa@crowncolonyhoa.com.


Let's Talk Parking

The Association will soon be hosting a series of meetings to discuss parking and the potential new garage. Please watch the bulletin boards for time and date.



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

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



April Board Highlights

Financial Report Ending March 31, 2017: Bautista & Co. reflected a deficit for the month of \$26,480, an ending cash balance of \$1,619,691 and total investments of \$1,432,652 which is designated to reserves.

Election of Board of Director Officers: The Board appointed the following officers: Rick Crump, President; Patrick Conway, Vice President; Rose Barrios, Treasurer; Alaina Difuntorum, Secretary and James Henry, Member.

Ratification of the Installation of Doors and Windows: The Board ratified installation of windows and doors at 391 Mandarin Dr. #111, 368 Imperial Way #335, 361 Half Moon Lane #213, 357 Half Moon Lane #7 and 391 Mandarin dr. #209.

Ratification of Electric Fireplace Installation: The Board ratified the installation of an electric fireplace at 373 Half Moon Lane #311.

Ratification of Proposals from Transbay Elevator Co: The Board ratified its previous verbal approval of the proposals from Transbay Elevator Co. to replace the jack head packing and oil at Building 7 and to replace the jack head packing at Building 25 for a total cost of \$10,020 to be funded from line #9905.

Ratification of Drainage Work at Building 19 - Ideal Landscape & Concrete: The Board ratified the proposal from Ideal Landscape & Concrete for \$5,375 to make the necessary drainage and concrete repairs at Building 19 to be funded from line #5390.

Ratification of Proposal from Master Plumbing to Replace Stream Pump: The Board ratified the proposal from Master Plumbing to replace the Stream Pump for a total cost of \$6,587.55 to be funded from line #9910.

Ratification of Approval of Contractors to be added to Window and Sliding Door Approved Contractor List: The Board approved two contractors to be added to the window and sliding door approved contractor list. They are Solano Construction and Tosick Construction. Faber & Sons has been removed.

Approval of 2017-2018 Budget and Reserve Study: The Board approved the 2017-18 Budget/Reserve Study for a total annual budget of \$4,112,680 reflecting a 1.19% increase over last year. The reserve contribution was decreased from \$1,272,653 to \$1,250,000.

Security Services Contract Renewal - First Security Services: The Board approved the security proposal from First Security Services for July 1, 2017 through June 30, 2018 for a cost of \$431,111.04 annually to be funded from line #5191.

Phase 1 Carport Roofing Proposal - DC Taylor: The Board approved the proposal from DC Taylor for the phase 1 carport roofing proposal for 10 carports for a cost of \$67,828 to be funded from lines #9704.

Semi-Annual Carpet Cleaning Proposal for all 3-Story Buildings - PRS: The Board approved the proposal from PRS for the semi-annual carpet cleaning in the 3-story buildings and the clubhouse by truck mount method for a total cost of \$10,984 to be funded from line #5190.

Proposal to Prepare 2016-2017 Audit and Tax Preparation - John Takemoto & Co: The Board approved the proposal from John Takemoto & Co. to prepare the audit and tax preparation for a cost of \$4,850 to be funded from line #5002.

Approval of Increase for the Non-Refundable Move-in-Fee and the Transfer Fee: The Board approved an increase for the non-refundable move-in-fee and transfer fee from \$100 to \$150 effective July 1, 2017.

Authorization to Proceed with Recording Notice of Delinquent Assessments: The Board authorized Sunrise Assessment Services to proceed with recording Notice of Delinquent Assessments for APN#s 101-120-060, 101-220-240, 101-280-140, 101-230-050.

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 CCHOA 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.

June Fun Facts

In June we celebrate Flag Day, Fathers Day and Paul Bunyan Day. Did you know that June is also known as National Rose Month, National Dairy Month, African-American Music Month, National Ice Tea Month and National Candy Month?



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

ONLY deck furniture, gas 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 Fri. 9 am - 10 pm Sat. 10 am - 10 pm & Sun. 10 am - 6 pm Recreation office: 991-3441 Staff: Anne & Cisco				1	2	3 Coffee & Donuts 50¢ each 10:30am
4	5	6	7	8	9	10 Coffee & Donuts 50¢ each 10:30am
11	12	13	14	15 BOARD of DIRECTORS Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm	16	17 Coffee & Donuts 50¢ each 10:30am
18	19	20	21	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:	When posted
Building, Maintenance & Finance:	When posted
Communications:	When posted
Grievance:	3 rd Thur. at 6:15 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 Bob Burton
Bautista & Co.	697-7907 Cecille Osmena 214 Broadway Millbrae, CA 94030
Wave (Astound) Cable	Tom Lan- 415-405-6714 or 1-800-427-8686
Comcast Cable	866-502-5191 Craig Oborn
Satlink	Jake Sparacio - 415-658-9960 or 530-828-5033
Coinmach Laundry	1-877-264-6622
Crown Colony Properties	650-994-0300
Van Go Plumbing	415-755-7405

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		