

CROWN COLONIST

Volume 41 Number 2

February 2018

A Sad Goodbye

by David J. Canepa

After nearly 10 years of living at Crown Colony, I'm happy to announce my wife Ana and I have moved to a single-family home in the Westlake neighborhood to raise our newborn son Piero. We are absolutely delighted but I must admit I'm also sad.

I've grown so much while living here and have made so many friends. I've watched teens grow into young adults and I've seen many reach the Golden Age of retirement. I've seen young couples start families and I've seen many of you form lifelong friendships with your neighbors.

Even though I'm gone, I'm hoping to maintain the friendships I've made at Crown Colony for the rest of my life.

This place is like its own self-contained little city. Did you know there are more people living at Crown Colony than live in the city of Colma? I know, because as a politician I have knocked on virtually every door in Daly City and north San Mateo County to introduce myself and express my desires to represent you either on the Daly City Council or now on the San Mateo County Board of Supervisors.

Don't be surprised if I come knocking on your door again to thank you personally for your friendship and support over the years. I truly value each and every one of you.

I can't believe I was in my early 30s when I moved here. They say time flies when you are having fun and I must admit I've had a lot of fun living here and so has my wife.

I want to thank those of you too who have supported us as Piero came into the world back in August. Your advice, caring attitudes and love have really touched our hearts.

It's a bittersweet goodbye but don't worry, I think I have convinced the editor of the Crown Colonist to let me continue my column. I plan to write about the important

work the San Mateo County Board of Supervisors has undertaken to benefit the residents of District 5 and Daly City and, of course, keep you updated on the family.

Cheers and God bless.

(David J. Canepa is your county supervisor representing District 5. He served on the Daly City Council for eight years and as mayor in 2014. He can be reached at (650) 363-4572 and dcanepa@smcgov.org.)

Holiday Hours...

February 19, 2018 is the Presidents' Day Holiday.

Date	Office	Clubhouse	Bus
2/19/18	Closed	Closed	No

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

Sharon Singletary

At its January 2018 meeting, the Board named Sharon Singletary to fill the empty Board seat. Sharon is a long time resident of Crown Colony and will be asset to the Board.

Patrick Conway had resigned his seat late last year due to change in his work commitments. He served all of us well as a Board member and we thank him for his service.

February Holidays

- February 2 Groundhog Day
- February 5 World Nutella Day
- February 9 National Bagel Day
- February 14 Valentine's Day
- February 19 President's Day
- February 24 World Bartender Day
- February 28 National Tooth Fairy Day



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!

Plumbing Alert!

To avoid any plumbing problems with the supply lines bursting in your unit, in the vanity and toilets, 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.

Backups

It's been a long day and you are glad to be home. You walk in and discover a sink is backed up, slow draining or any other plumbing issues that you are not sure who is responsible for. What do you do now? You call Van Go Plumbing, the Association's plumber at (415) 755-7405.

Van Go will determine if the problem is in the main line or if it is in the unit's line. If the problem is in the main line, The Association is responsible and will be billed accordingly. If it is the unit's line, the resident is responsible for paying for the services when completed. Van Go also provides a special rate of \$88/hour to Crown Colony residents for unclogging lines.

Also, if you hear gurgling in your plumbing line or if your line is draining slowly, call the Association Office at (650) 756-8220 and report it. What you hear can be an indication of a future problem and the line should be cleared immediately before a back up occurs.

There are other important numbers on our website that may benefit the residents. The Crown Colony website is www.crowncolonyhoa.com. Click on Important Numbers at the bottom of the home page.

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. Please do not dump this mail on the floor or set it on top of the mailbox frame. Please dispose of it in a recycling bin.



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

Walking Your 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 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.

The exception to the leash rule is when your dog is inside the Dog Park at the end of the pond in front of the 395 side of Building 7. It is a great facility. Why not use it and let your pet get some exercise.

Bonus Generosity

The Board would like to express its sincere thanks to all those who contributed to the Employee Bonus Fund. We appreciate the acknowledgment of the hard work Crown's employees do all year long. This year the fund received very generous contributions.

Did you know that the Employee Bonus Fund link on Crown Colony's website stays active all year long? Any time you feel that an employee has stepped up and done something above and beyond why not click on the link and donate?

We are very lucky to have a group of employees here at Crown who are dedicated to making this a great place for all of us to live.

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



Of Pipes & Wires

Crown Colony was built over 40 years ago and is undergoing a bit of a middle age crisis. Its wastewater piping and underground fire alarm wiring need a major overhaul and/or replacement over the next several years. This repair, replacing and updating will cost a considerable amount of money.

In 2016, the City of Daly City Water/Wastewater Department made a complete survey of our wastewater mains under Crown's streets. They found that we had major root blockages, loss of slope due to settlement over time and many breaks throughout the system. These all will need to be repaired or replaced over the next several years. The mains are Crown's responsibility to repair and maintain. This will be an expensive undertaking as the wastewater pipes are buried many feet under our streets and difficult to reach to effect repairs.

At Building 13, Crown just had to replace a section of pipe that was clogged by roots and broken and another section which had lost its slope. The total cost of these two repairs was about \$40,000. Building 17 has serious backup problems and efforts to determine what steps must be taken are underway at this point. There are also many other breaks and clogs throughout the system that will need to be addressed in the coming years.

Currently the fire alarm system for each building is connected by underground wiring to a main panel in Building 7. Unfortunately as this system ages some of the underground wiring is beginning to short out causing either false alarms or system malfunctions. For safety's sake system malfunctions cannot be allowed to happen and false alarms cost us \$1,000 per occurrence.

Unfortunately the alarm line breaks are almost impossible to locate and the cost to rewire is prohibitive. The solution is to install a cell phone monitoring system for each building on a "when needed" basis. This work has been completed in four buildings so far; however over the years all buildings will end up being individually alarmed.

While the panels are not that expensive, the monitoring costs will increase as every building panel is exchanged. We paid less than \$500/year to have all building monitored from a single panel. When all the buildings have been switched to cell panels that cost will increase to over \$14,000 per year.



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

Utility Rate Increases

Every year as we begin to budget for the next fiscal year, we look at potential rate increases and how they may affect the next fiscal year's dues.

As a cost saving measure, several years ago your Board elected to purchase gas from Commercial Energy rather than buy it from PG&E. This has resulted in an approximately 7.5% savings in gas cost. Beginning in November, 2016 the Association began purchasing electrical power from Peninsula Clean Energy. This so far has resulted in a 4% savings in electrical cost.

Unfortunately at the same time as we began to realize those savings, PG&E, with the California Public Utility Commission's approval, began to substantially raise the cost of transmitting gas and electricity via its lines. (Crown Colony gets both its gas and electricity via PG&E owned and maintained lines.) This has resulted in a net increase in Crown's utility costs. It is expected that there will be transmission cost increases during the coming fiscal year.

The Daly City Water Department will be raising water rates 8% on July 1, 2018. Republic Service, our garbage company also will be raising rates about 6% come July. Also AT&T has increased what we pay for our elevator phone lines from \$40/month to over \$200/month.

The Impact

What does this mean for the owners and residents of Crown Colony? There is no doubt that the pipe and underground wiring problems will require an increase to the reserve contribution in next year's dues. What effect will the utility increases have? Simply put, it means that residents can expect higher bills for their unit's electricity use and owners can expect an increase in the Association's cost for the services that provide gas, electricity, water and garbage.

So what does this mean to the individual owner? It means that there is no way to avoid an increase in next year's monthly dues. The exact details of any increase will be determined by the budget adopted by the Board at it's April 2018 meeting. Such an increase is unavoidable as the work has to be done for everyone's health and safety. However, I can assure that the Board will do everything in its power to minimize any dues increase.

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



FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
Clubhouse CLOSED until further notice due to fire. Association Office Mon-Fri from 9am - 6pm				1	2	3	
4	5	6	7	8	9	10	
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	
18	19 Presidents' Holiday Association Office - Closed No Bus Service		20	21	22	23	24
25	26	27	28	29	30	31	

The Colonist is a private publication created for the members of the Crown Colony Homeowners Association
379 Imperial Way, Daly City, CA 94015

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 Cable Jayson Quejarro - 415-416-8071
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

COMMITTEE MEETINGS

Architecture: When posted
Building, Maintenance & Finance: When posted
Communications: When posted
Grievance: 3rd Thur. at 6:15 pm
Recreation: When posted

Meetings are held in the Clubhouse unless posted otherwise.
All meeting times approximate

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