

Parking

Now that the new security is well acquainted with Crown, there will be stepped-up the enforcement 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 over \$500. Don't let your wallet be hit with a large towing bill....**follow the rules!** We thought we'd take this opportunity to restate the rules to help ensure your vehicle doesn't get towed.

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.

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.

What's the time limit for the visitor spaces? Once you park in a 72 hour space and you leave it either before the 72 hour period has expired or after the 72 hour period has expired, you may not return to that same space with either (1) the same vehicle, (2) another vehicle registered to your unit or (3) a visitor's vehicle registered to your unit until an additional 72 hours has passed since you vacated the space. These same rules apply to the 24 hour visitor spaces.

Scams/Junk Mail

The following articles are from a resident who felt that everyone especially senior residents should be aware of the following:

Scams

If you get an unsettling call from stating they are either the IRS (Claiming you owe back taxes), Microsoft (Claiming your computer is infected), or the Sheriffs Department (claiming they have a warrant for your arrest) you can hang up because it is a scam. None of these organizations will call you to discuss an audit, a support issue or a warrant. These are from criminals (often based overseas) trying to convince people to wire money to resolve a non-existent issue. Hang up and do not engage with these people.

Junk Mail

Are you annoyed by your mailbox full of junk mail? Looking to be more environmentally friendly and saving a bit of time? Here are two simple steps to greatly reduce the amount of junk mail you receive:

1) Go to RedPlum and request to be removed. <https://www.redplum.com/tools/redplum-postal-address-move.html> This needs to be done every five years.

2) Download the Paperkharma App to your smartphone. It is a free app where you take a photo of each piece of junk mail and they remove you from the mailing list.

These two steps reduced the amount of unwanted mail by 80% (now if I could get off of the political and real estate mailings.)

New Dues

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 and to remit it in full. Thanks.



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!

Vendors

Residents frequently call the Association Office to ask who the Association uses to make various kinds of repairs. The following is a list of the various vendors the Association uses.

Appliance Repairs

Lee' Appliance 650-992-2431

Carpet / Flooring

Advantage Flooring 510-856-0505

Carpet Cleaning or Restoration

PRS 650-592-5462

Electrician

Muscio Electric 650-359-5360

Brian Roche 650-455-8714

Locksmith

M.J. Borg Locksmith 650-589-9757

Pest Control Service

Alert Pest Control 650-756-2225

Plumbing

Van Go Plumbing 415-755-7405

Window and Door Replacements

Faber & Sons 650-464-9004

PRG Construction 650-784-3281

Garbage Chutes

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

Drips → Flood

You think you see drips coming from your ceiling? What should do you do? If it is during business hours, call the Association Office immediately. Outside of business hours, call the Front Gate. Do not delay! We will send a maintenance person to check out the situation and determine the source of the leak. He can also turn off the

water in an emergency basis to prevent further damage. It is important that you act immediately, otherwise those annoying drips may soon become a flood. Once the leak has been stopped, your Association can refer you to a reliable restoration company that is familiar with Crown Colony. They will take the proper steps to help you recover from your water-logged state. To quote the old cliché "Speed is of the essence," so act immediately and minimize any damage.

Holiday Hours

The Association will observe the following hours on Monday, July 4, 2016

Recreation Office **10 am - 6 pm**

Association Office **Closed**

Shuttle Service **None**

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

<p>Effective July 1, 2016, the cost to use a washer goes to \$1.75 / load</p>
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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 another plumbing issue 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 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.



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



May Board Highlights

Financial Report Ending April 30, 2016: Bautista & Co. reflected a surplus for the month of \$47,444, an ending cash balance of \$1,474,084, and total investments of \$1,180,437 which is designated to reserves.

Ratification of Window and Sliding Door installation: The Board ratified the installation of window and doors at 396 Imperial Way #310.

Ratification of Back Flow Valve Repairs near Building 23 - Master Plumbing: The Board ratified the back flow valve repairs near Building 23 by Master Plumbing for a cost of \$2,200 to be funded from line #9913.

Ratification of Fence Repairs Behind Building 3 - Dan's Drilling & Fencing: The Board ratified the fence repairs by Dan's Drilling & Fencing for a cost of \$3,280 to be funded from line #9909.

Ratification of Asphalt Repairs in Building 20 Garage - Ideal Landscape & Concrete: The Board ratified the asphalt repairs by Ideal Landscape & Concrete for a total cost of \$8,880 to be funded from line #9998.

Ratification of Removal of 2 Trees - Arborwell: The Board ratified the removal of 2 trees by Arborwell for a cost of \$4,650 to be funded from line #9914.

Management Company Renewal Proposal - Common Interest Management Services: The Board approved the Management Company Contract for a cost of \$16,362 per month which represents an increase of \$321 per month to be funded from line #5030.

Landscaping Service Contract: The Board approved the landscaping contract with Cagwin & Dorward for an annual cost of \$109,873 to be funded from line #5140.

Building & Maintenance Transmittal #1 - Janitorial Service Contract: The Board approved the proposal from Custom Maintenance to perform the janitorial services for an annual cost of \$163,680 which represents a \$250 per month increase over last year's cost and will be funded from Line 5192.

Building & Maintenance Transmittal #2 - Compactor Service - Case Compactors: The Board approved the proposal from Case Compactors to perform the garbage compacting service 3 times per week for a cost of \$159,408 plus \$3,160 for 4 holiday costs for a total of \$162,568 effective July 1, 2016 - June 30, 2017 and will be funded from Line 5420.

Building & Maintenance Transmittal #3 - Elevator

Service Contract: The Board approved the proposal from Transbay Elevator Co. to provide the inspection and lubrication on 14 elevators for a cost of \$1,260 per month or \$15,120 annually which represents no increase from last year's cost and will be funded from Line 5110.

Building & Maintenance Transmittal #4 - Pest Control Contract: The Board approved the proposal from Alert Pest Control for the pest control services for a cost of \$565 per month or \$6,780 annually which represents a \$20 per month increase from last year's cost and will be funded from Line 5160.

Building & Maintenance Transmittal #5 - Accounting Services Contract - Bautista & Co: The Board approved the proposal from Bautista & Co. effective July 1, 2016 through June 30, 2017 for an annual cost of \$43,200 to be funded from line #5001.

Building & Maintenance Transmittal #6 - Pool and Spa Service Contract - Azure Pool Service: The Board approved the proposal from Azure pool Service for a cost of \$200 per month or \$2,400 annually which represents an increase of \$20 per month from the previous contract and will be funded from Line 5170.

Clubhouse Spa Re-Plastering and Code Upgrades: The Board approved the proposal from Burkett's Pool plastering to re-plaster the clubhouse spa for a cost of \$11,350 to be funded from line #9955.

Deck Stack Reconstruction Proposal - PRG Construction: The Board approved the proposal from PRG Construction for the deck stack reconstruction for a cost of \$175,000 to be funded from line #9707.

Architectural Services Proposal for Deck Stack Work for 2016 - Norman Hooks, Architect: The Board approved the proposal from Norman Hooks, Architect for \$14,850 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 reflects commission for the HOA as follows: \$200 for each "side" for a sale and \$100 for each rental that has been implemented effective July 17, 2016.

Write off of Bad Debts: The Board approved the write off of bad debts totaling \$8,822.61.

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 19401, 19402.



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. & Sun. 10 am - 6 pm Recreation office: 991-3441 Staff: Ferdie & Anne					1	2 Coffee & Donuts 50¢ each 10:30am
3	HAPPY 4TH OF JULY		5	6	7	8 Coffee & Donuts 50¢ each 10:30am
10	11	12	13	14	15	16 Coffee & Donuts 50¢ each 10:30am
17	18	19	20	BOARD of DIRECTORS Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm		22 Coffee & Donuts 50¢ each 10:30am
24	25	26	27	28	29	30 Coffee & Donuts 50¢ each 10:30am
31						30 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
Maj Khan	
Bautista & Co.	697-7907
Cecille Osmena	214 Broadway
	Millbrae, CA 94030
Wave (Astound) Cable	1-800-427-8686
	Tom Lan- 415-405-6714
Comcast Cable	866-502-5191
	Craig Oborn
Satlink	Tally Show - 408-460-5098
Coinmach Laundry	1-877-264-6622
	or www.coinmach.com
Crown Colony Properties	650-994-0300

BUS to BART		
Monday thru Friday		
<i>Leaves Crown Colony</i>		
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
<i>Leaves Colma BART</i>		
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		