

# CROWN COLONIST

Volume 40 Number 2

February 2017

## Good News for Seton

by David J. Canepa

As I finish up my first few weeks in my new position as San Mateo County Supervisor, I'm proud to announce that the board has approved a \$15 million allocation for a vital seismic upgrade project for Seton Medical Center, the north county's primary source of health care for thousands of residents. This investment shows the county's commitment to revitalizing the hospital to ensure it will continue to provide care to the community for generations to come. You may remember that as a Daly City Councilman, I worked extremely hard to highlight the hospital's importance as it is indeed the city's largest employer. I was born in that hospital and I want it to remain a beacon of light for a healthy community. The \$15 million will be doled out over the next three years starting with \$5 million this year.

When state Attorney General Kamala Harris approved the sale in late 2015 of a string of Daughters of Charity hospitals, she mandated that new ownership step up and make the hospitals safe to withstand the next big earthquake. The county's support gives new owner Blue Mountain Capital the ability to meet the attorney general's mandate to complete the work by 2020 as the total cost of upgrades will be approximately \$65 million.

The county has long supported the medical center, as well as its sister facility Seton Coastside in Moss Beach. Both facilities provide services to low-income county residents, the most vulnerable among us including seniors and individuals with disabilities and the children of our hardworking neighbors and friends struggling to make ends meet.

The board committed more than four years ago to contribute to the upgrades and the money comes from Measure K, the countywide half-cent sales tax that voters recently approved extending for another 20 years by a whopping 70 percent support.

I'm so thrilled that our hospital will continue to be such a vital, important part of our lives here in north San

Mateo County.

*(David J. Canepa is your District 5 County Supervisor. He was formerly mayor of Daly City. He and his wife are both proud Crown Colony residents. He can be reached at 650-363-4572 and dcanepa@smcgov.org.)*

## 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's contributions are the most we have ever received.

The Employee Bonus Fund link will stay active all year long on Crown's website. 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.

## Roof Walkers

This article is addressed to those of you living on the top floors of Crown Colony. Between the hours of 9am and 6pm, if you hear someone walking above you on the roof please call the Association Office. They will be able to tell you if there is approved work being done on your roof. Evenings and weekends, please call the Guard Kiosk at 650-994-0255 and inform them so they can check out what is happening.

## Holiday Hours...

February 20, 2017 is the Presidents' Day Holiday.

Date	Office	Clubhouse	Bus
2/20/17	Closed	Open 10am - 6pm	No

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



**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!**

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## New Law

On January 1, 2017, SB 918, became law as Civil Code §4041. The new law requires that associations provide written notice annually to the membership of each member's obligation to provide the following information:

- ◆ The mailing address to which notices from the association are to be delivered;
- ◆ A secondary address, if any, to which notices from the association are to be delivered;
- ◆ The name and address of their legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence; and
- ◆ Whether the property is owner-occupied, rented, or vacant.

The Association is required to solicit such information from owners and must update the Association's records at least 30 days before mailing the annual CC §5300 disclosures(Annual Budget and Disclosures).

What does this mean to you as the owner? Simply you will receive a CC §4041 Request with your Annual Meeting Notice. Fill it out if you want to change where the budget, etc will be sent to you and return the request within 30 days to the Association Office. If you do **not** wish any change in how you receive your annual mailings then do nothing and the address we have on file will be deemed your mailing address.

An even better idea is to avoiding the mailing process completely. Why not just fill out the e-mail authorization, included in the Annual Meeting Notice, to receive your documents and notices via e-mail?

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## 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 last November the Association began purchasing electrical power from Peninsula Clean Energy. This so far has resulted in a 6.5% 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. The transmission costs increased over 10% for the current fiscal year. It is expected that there will be transmission cost increases for the next two years. The Daly City Water Department will be raising water rates 8% on July 1, 2017. Republic Service, our garbage company also will be raising rates come July.

What does this mean for the owners and residents of Crown Colony? Simply put, it means that residents can expect higher bills for their unit's electricity use and owners can expect an increase in the dues to cover the Association's increased costs of gas, electricity, water and garbage.

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## Please Be Civil

Recently parts of Crown Colony suffered power outages due to PG&E failures. Residents can find power outages not only inconvenient but stressful as well. During the recent outages a few residents took it upon themselves to yell at the guards demanding they do something about the lack of power.

We have no idea what these residents expected the guards to do. The outages, as the guards told them, had already been reported and Crown Colony like the rest of the area affected could only wait until PG&E effected repairs and power was restored.

Please remember to be civil when you deal with our guards as well as the rest of Crown's employees. They can only be asked to do their jobs. If the outcome is not what you wish no amount of yelling or throwing a temper tantrum will change it.

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## Plan Ahead

Crown Colony's 37<sup>th</sup> Annual Meeting will be held on March 18, 2017 in the Clubhouse. The meeting will begin promptly at 11:00am.

Seating is a bit limited and will be on a first come, first seated basis. We expect our Supervisor, Mayor and Vice Mayor to attend.



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

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



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## Supply Lines

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.

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

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## 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.

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## 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 entrance of Building 7. It is a great facility. Why not use it and let your pet get some exercise.



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

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## Emergency Contacts

Any resident living alone and/or having medical conditions, please give the Office your emergency contact information. It will be put in the your file.

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## 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.

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## Budget Committee

Join the 2017/18 Crown Colony Budget Committee. We will be meeting on:

Feb 21, 2017 . . . . . Contracts, Utilities & Salaries  
Mar 8, 2017 . Reserves, Contingency & Construction

The meetings will begin promptly at 6:30 pm and are held in the Clubhouse. So come join us!

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## Pet Laundry

Coinmach has advised us that animal bedding and other items relating to animals should not be washed in the laundry machines. Our machines should only be used to wash clothing and other household laundry. They should not be used to wash animal bedding or anything else related to animals that may have pet hairs all over it. Coinmach's Service Department says there are no special filters in our machines that can handle the amount of dog or cat hair that will wash off. Instead, the pet hair will remain in the machine and on the wash. Some residents have allergies to pets and can experience reactions from pet hairs. If you have been washing such items in Crown's machines please cease doing so immediately.

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## The Drought

The drought is now officially over for the northern 35% of California; however, it continues for Central and Southern California. Even though we have water, we need to still conserve and not change back to our water wasting habits because if we have a dry year next year, we will be back in the drought all over again.

**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
			1	2	3	4 Coffee & Donuts 50¢ each 10:30am
5	6	7	8	9	10	11 Coffee & Donuts 50¢ each 10:30am
12	13	14 <b>Happy Valentines Day</b>	15	16 <b>BOARD of DIRECTORS</b> Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm	17	18 Coffee & Donuts 50¢ each 10:30am
19	20 <b>PRESENTS DAY</b> Clubhouse Open 10am - 6pm Association Office Closed - No Bus Service	21 Budget Committee Meeting 6:30 pm	22	23	24	25 Coffee & Donuts 50¢ each 10:30am
26	27	28	<b>Clubhouse Hours</b> <b>Mon. thru Fri. 9 am - 10 pm Sat. &amp; Sun. 10 am - 6 pm</b> <b>Recreation office: 991-3441</b> <b>Staff: Anne &amp; Cisco</b>			

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 (Astound) Cable** ..... 1-800-427-8686  
 Tom Lan- 415-405-6714  
**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: ..... 3<sup>rd</sup> 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