

# CROWN COLONIST

Volume 40 Number 5

May 2017

## Sustainable San Mateo

by David J. Canepa

I was honored to serve as emcee for the 18th Annual Sustainability Awards on Thursday April 6. It's an event held by the nonprofit agency Sustainable San Mateo County to honor local agencies and businesses for their efforts to protect the planet. Among the honorees were the Pacifica Beach Coalition and its President Lynn Adams for working to clean up our beautiful beaches along the county's coast. In fact, they are looking for volunteers to join them on their annual Earth Day event Saturday, April 22 which I plan to attend. Their motto is "Make a Splash by Ending Trash." Go to [pacificabeachcoalition.org](http://pacificabeachcoalition.org) to learn more.

Other winners were Sunwork Renewable Energy Projects which helps nonprofit agencies become more sustainable with the installation of solar panels and the San Mateo County Parks Department for its stewardship of the county's 20 parks including San Bruno Mountain. Their mission is to protect the wildlife that call our parks home and to increase access to the parks by some of our inner-city youth. Gilead Sciences won the Green Building Award for a new project on its Foster City campus and the San Bruno Park School District received an honorable mention for engaging its students to care more for the planet by recycling and composting and eating healthy.

Perhaps the biggest honor of the night was presenting the Ruth Peterson Award to one of the agency's founders Beth Bhatnagar. Beth helped found the agency along with Ruth in 1992 to help educate our community on the concepts of sustainability - clean air, clean water and the elimination of pollution. She is a pioneer locally in helping to protect this wonderful region we call home and love so much.

It was a fun night that reminded me to turn out the lights if you don't need them on and to of course conserve water.

*(David J. Canepa is your county supervisor representing*

*District 5. He was formerly mayor of Daly City and served on the council for eight years and as 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](mailto:dcanepa@smcgov.org))*

## The Board

The 2017/18 Crown Colony Board of Directors and the offices they hold are:

- Rick Crump** . . . . . President
- Parick Conway** . . . . . Vice-President
- Alaina Difuntorum** . . . . . Secretary
- Rosemarie Barrios** . . . . . Treasurer
- James Henry** . . . . . Member

Please feel free to contact Board members by calling the Association Office at 650-756-8220 or at [cchoa@crowncolonyhoa.com](mailto:cchoa@crowncolonyhoa.com).

## Annual Meeting

The following is a synopsis of what occurred at the 37<sup>th</sup> Annual Meeting of the Crown Colony Homeowners' Association.

San Mateo County Supervisor David Canepa addressed the attendees letting them know what has happened since he took office. He informed the owners that he is a proud resident of Crown Colony and is very happy with the way the complex is managed. He also mentioned how well he feels Crown is run by the Board and Management Company. He further mentioned he was holding an event that day and welcomed all owners to attend.

Daly City Mayor Glenn Sylvester who addressed the attendees on the state of Daly City. He mentioned that he served on the Planning Commission and many other committees prior to becoming Mayor. He said he is focusing on working with the senior citizen

*(Continued on next page.)*



**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!**

organizations. The Mayor stated that in about two months, he will be opening his City Hall door and holding regular office hours to welcome all Daly City Citizens to his office.

Daly City Vice Mayor Juslyn Manalo addressed the attendees. She informed the owners of her background and that she is making herself available to help the citizens of Daly City. She further invited attendees to call her personally with any issues they may have.

John Uhl and Chris Palmer of Risk Strategies discussed the Association's insurance coverages and advised the members what coverage they should carry. (See insurance article on Page 3.) An owner expressed concerns about not having earthquake insurance and Mr. Palmer said that earthquake insurance is very expensive and not included in the Association's policy, but did recommend that owners obtain loss assessment coverage in their own policies to help with any assessments that might be levied due to earthquake damage repair costs. Mr. Palmer further reminded all owners that they must specifically insure all their upgrades including flooring. Mr. Palmer further mentioned that four townhouse buildings (374 & 382 Imperial Way and 365 & 389 Half Moon Lane) have flood coverage due to past flooding.

The President addressed the owners about the future of the tennis court structure and the proposed parking structure to be built in its place. He recapped many of the projects that the Board completed in the past few years to save costs such as: using a private garbage service; using a commercial gas supplier; getting PG&E to reduce electric rates; installing LED lighting; water rate reductions and opting for the clean energy program. He also advised the owners of the upcoming proposed budget.

Steve Weil, the Association's attorney, addressed the owners about the proposed parking garage structure. Mr. Weil explained the different options the Board was considering involving the process of approval for the proposal. He explained about the funding of this project and options of how it will be paid if it goes through. Mr. Weil discussed the option of going out for a vote to reduce the percentage of votes needed to approve moving forward with the project. He did mention that if the owners approve this project, they will gain many more parking spaces and if it is not approved, then the present structure would just be removed and only the 17

assigned covered spaces will be rebuilt. He explained that this is just the preliminary stages and that there is a lot more that needs to be done and that meetings will be held for owners to attend and as further info becomes available, it will be relayed to the owners.

## Raffle Winners

The lucky winners of prizes awarded at Crown's 37<sup>th</sup> Annual Meeting's Raffle are:

- \$50.00 Macy's Gift Certificate . . . . . **N. Hugg**
- \$50.00 Outback Gift Certificate . . . . . **A. Ramirez**
- \$50 Credit Toward 1 Month's Dues . **M&N Gonzalez**
- \$100 Credit Toward 1 Month's Dues . . . . . **H. Hapin**
- \$150 Credit Toward 1 Month's Dues . . . . . **H. Loo**
- Credit of One Month's Regular Dues . . **I. Islamovic**

## Memorial Day Hours

On Monday, May 29, 2017, the Clubhouse and the Association Office will observe the following hours.

- Clubhouse . . . . . **Open 10 am - 6 pm Only**
- Association Office . . . . . **Closed**
- Bus Service . . . . . **None**

## Unightly Balconies

On our weekly inspections, we have noticed a number of balconies and patios that have items on them that are not allowed to be there. Only the following items are allowed: gas grills, plants, approved storage containers and outdoor furniture. Nothing else is allowed.

## Fee Increases

At its April 2017 meeting, the Board approved an increase in both the transfer and the move-in fees. Effective July 1, 2017, both non-refundable fees will increase to \$150.


## May Facts

In May we all celebrate Cinco de Mayo, Mother's Day and Memorial Day. What many of you may not know is that May has many other "holidays," some special, most wacky, including: Mother Goose Day, Save the Rhino Day, International Tuba Day and No Socks Day.



**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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## Insurance Requirements

**Owner Occupied Units:** Crown Colony's governing documents require that "Each Owner shall carry public liability insurance, covering the Owner's individual liability for damage to persons or property occurring inside his or her Unit, other Units, Common Area or the appurtenant Exclusive Use Common Area, and with a minimum liability limit of not less than Three Hundred Thousand Dollars (\$300,000) or in such other amount as the Board may establish from time to time by Rule".

Crown Colony unit owners, currently residing in their unit (rented units - see requirements below) will need to purchase an HO6 Condominium Policy. It is recommended that a minimum "Building Assessment" coverage limit of \$5,000 be purchased, as all unit owners, **regardless of negligence**, must now reimburse (see page 50 of the CC&R's) CCHOA for the \$5,000 master policy deductible if the property damage emanates from within your unit. Please note that this does not apply to damage that emanates from association property (such as a burst pipe inside a wall) or damages emanating from outside the unit (such as water damage resulting from a storm). Please also remember that all upgrades to the original construction (hardwood floors, granite countertops etc.) even if they were installed by a previous owner, should be insured under the HO6 policy. With regards to Liability coverage, as stated above, it is now a requirement that unit owners carry a minimum limit of \$300,000, however, unit owners may want to consider higher limits (\$500,000 or \$1,000,000), as the cost to increase liability coverage is very reasonable.

**Rental Units:** Crown Colony's governing documents require that "Each Owner who rents or leases out his or her Unit shall require the tenant(s) to purchase and maintain an 'HO4 Renters Policy' with a minimum personal liability limit of Three Hundred Thousand Dollars (\$300,000) or such other amount as the Board may establish from time to time by Rule." Furthermore, as owners of rented units are required to have liability insurance, owners must also purchase their own "Dwelling Fire Policy" (includes liability) or an "Owner Landlord Tenant Policy". Coverage recommendations / requirements are the same as those given above for owner occupied units. In addition to the recommendations given above, unit owners may also want to consider purchasing Loss of Rental Income coverage.



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

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## Recycle Please!

Recently someone brought up the issue of just where are the recycling bins anyway? They can be found at the following locations:

- ◆ 385 Mandarin Drive at the west end of Building 6
- ◆ 372 Imperial Way opposite Building 19
- ◆ 387 Imperial Way at the west end of Building 8
- ◆ 355 Half Moon Lane opposite Building 27
- ◆ 397 Half Moon Lane at the east end of Building 10
- ◆ South end of Half Moon Lane next to the compactor

A list of what can be put in recycling bins can be found below. Remember recycling not only saves the planet, it saves you money.

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## Recycling

Crown Colony sends an average of 72 tons a month to the landfill. This amounts to 1,728,000 pounds of trash having to be buried somewhere every year. Crown pays almost \$400 for every ton that ends up going into a landfill. It is obvious that the residents of Crown Colony need to increase the amount they recycle every week and keep more of their refuse out of the landfill.

What can be recycled?

- Cardboard
- Junk Mail
- Magazines
- Newspapers
- Office Paper
- Milk and Juice Cartons
- Paper Egg Cartons
- Glass Bottles and Jars
- Plastic Containers labeled #1 - #7
- Plastic Buckets
- Aluminum and Metal Cans
- Cleaned Aluminum Foil and Pans
- Small pieces of Scrap Metal
- Plastic bags and Plastic Film.

If Crown were to increase recycling so that we reduced what goes to the landfill by 10%, we would recycle an additional 172,800 pounds every year. Crown's annual refuse disposal costs would be reduced by almost \$35,000. To achieve this goal and receive the savings mentioned above, everyone needs to pitch in and do their part by recycling all their items in the above list.

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



# M A Y

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6  Coffee & Donuts 50¢ each 10:30am
7	8 <b>Building, Maintenance &amp; Finance Meeting - 6:30pm</b>	9	10	11	12	13  Coffee & Donuts 50¢ each 10:30am
14	15	16	17	18 <b>BOARD of DIRECTORS</b> Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm <b>Meeting 7 pm</b>		19  20  Coffee & Donuts 50¢ each 10:30am
21	22	23	24	25	26	27  Coffee & Donuts 50¢ each 10:30am
28	29 <b>MEMORIAL DAY</b>  Association Office Closed Rec Office Open 10 am - 6 pm		30	31	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	

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

<b>IMPORTANT NUMBERS</b>	
<b>EMERGENCY</b> .....	<b>Dial 911</b>
<b>Front Gate</b> (24 Hours) .....	994-0255 or dial 350 on any Building Directory
<b>Crown Colony Office</b> .....	756-8220 Rita Nicolas e-mail: cchoa@crowncolonyhoa.com
<b>Common Interest Management</b> .....	286-0292 Bob Burton
<b>Bautista &amp; Co.</b> .....	697-7907 Cecille Osmena 214 Broadway Millbrae, CA 94030
<b>Wave (Astound) Cable</b> ....	Tom Lan- 415-405-6714 or 1-800-427-8686
<b>Comcast Cable</b> .....	866-502-5191 Craig Oborn
<b>Satlink</b> .....	Jake Sparacio - 415-658-9960 or 530-828-5033
<b>Coinmach Laundry</b> .....	1-877-264-6622
<b>Crown Colony Properties</b> .....	650-994-0300
<b>Van Go Plumbing</b> .....	415-755-7405

<b>COMMITTEE MEETINGS</b>	
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	

<b>BUS to BART</b>		
<b>Monday thru Friday</b>		
<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
<b>Schedule subject to change</b>		