

CROWN COLONIST

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Housing Vote Makes History

by David J. Canepa

The San Mateo County Board of Supervisors has made history by voting to spend \$43.75 million in Measure K funds, over two years, to develop affordable housing as many of our neighbors continue to grapple with incredibly high rents.

It's the largest commitment the county has ever made to support the region's housing needs.

I and my fellow board members voted unanimously on this significant increase in spending from the previous four years of Measure K spending. It was truly an honor to collaborate with the other board members to meet the promise of Measure K, the half-cent sales tax voters approved to extend in the November election.

Voters passed the tax with nearly 70 percent support with a pledge by the Measure K campaign that more of this revenue would go toward battling the housing crisis.

Before 2012, funding for affordable housing mostly came from the federal Department of Housing and Urban Development with much of it set aside to support Section 8 vouchers. But since 2012, San Mateo County, coupled with May's historic board vote, has pledged \$99.75 million toward developing new units, preserving older units, assisting first-time home buyers and providing legal aid to evicted tenants.

Housing advocates are owed a debt of gratitude for helping to pass the measure but it is the voters, such as yourself, who are owed the most thanks.

Now it is time to convince cities to make the same commitment to end displacement and build more housing.

(David J. Canepa is your County Supervisor representing District 5. He formerly served on the Daly City City 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)

Quake Insurance

Crown Colony is located between two major earthquake faults. The San Andreas lies approximately 1 mile to our West. The Hayward is located 15 miles to our East. Since a major earthquake in the Bay Area is inevitable, and because of our location, Crown Colony could suffer serious damage during a major seismic event.

Earthquake insurance for common interest developments (CIDs) like Crown Colony is available for purchase. Crown Colony can buy a policy which covers the buildings, certain building components and common areas (such as elevators, hallways, laundry rooms, etc.) that are owned by the homeowners' association. This policy would have the some exclusions. Coverage for many of the listed exclusions could be added to an association policy for an additional premium. Such a policy usually has 10, 15 or 20% deductible. The cost of such a policy was in excess of \$650,000/year the last time the Association inquired about it.

During the mid-90s, California established the California Earthquake Authority (CEA). Companies that sell residential property insurance in California can become participants in the CEA. Only participating insurance companies can offer CEA earthquake insurance policies. If an earthquake were to damage Crown Colony property and Crown did not have a master earthquake policy, the governing documents allow the Association to impose an assessment against its members to pay for repairs. Loss Assessment coverage will help you pay part or all of your share of any such assessment. The CEA offers Earthquake Assessment Coverage with three coverage limit options: \$50,000, \$75,000 and \$100,000. For each of the Assessment Coverage options, the buyer can select one of five deductible options, 5%, 10%, 15%, 20% or 25%.

To give you an idea of how much Earthquake Assessment Coverage would cost for Crown Colony unit owners, the least expensive option for \$50,000 of coverage with a 25% deductible would cost \$377 annually, and for the



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!

most expensive option for \$100,000 of coverage with a 5% deductible would be \$1,194 annually. In addition to Earthquake Assessment Coverage the CEA also offers coverage options for: personal property; building upgrades which unit owners are responsible for covering; and loss of use which would help pay hotel or rental expenses if one were forced to move out due to earthquake damage.

This article is intended to give you an idea of some of the basics of earthquake insurance with a brief discussion of the types of policies as well as the coverage and the deductible options available. Hopefully, the information contained in this article will give you a better understanding of how earthquake insurance can work and its benefits and costs to you as a homeowner at Crown Colony. If you have questions about the coverages offered by the CEA or you are interested in purchasing a policy, we recommend that you contact your personal insurance agent or broker. Alternatively, you are welcome to call the Association's insurance brokers, John Uhl or Chris Palmer of Risk Strategies at 650-762-0400.

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's Appliance 650-992-2431

Carpet / Flooring

Advantage Flooring-Leonard D'Uli 650-10-856-0505

Carpet Cleaning or Restoration

PRS 650-592-5462

Electrician

Muscio Electric 650-359-5360

Locksmith

M.J. Borg Locksmith 650-589-9757

Pest Control Service

Alert Pest Control 650-756-2225

Plumbing

F&A Plumbing 415-7285213

Van Go Plumbing 415-755-7405

Window and Door Replacements

LC Builders 415-860-8992

John Salono 650-697-2705

PRG Construction 650-784-3281

Please note: This information is provided as a courtesy

only; owners use these companies at their own risk.

Dogs

If you see dogs actively loose and running around or sick/injured animals, you can call Animal Rescue & Control for an immediate response at 650-340-8200. Listen to the phone tree options and choose the option to report an "emergency" situation to talk to the Dispatcher.

Visitor Spaces

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. Once you park in a 24 hour space and you leave it either before the 24 hour period has expired or after the 24 hour period has expired, the above restrictions apply.

Garbage Chutes

The Association Office has recently received many complaints that residents are not properly disposing of their garbage. The 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." 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.


New Windows & Doors

The Board has approved the specifications for window and sliding door replacements and a list of contractors who may install them (See names under Vendors list in left column). Before replacing your windows or sliding glass doors, you must pick up a window and door replacement package from the Association Office, fill it out, return it to the Office and have your replacement installation approved. All of the information and the specifications you and your approved contractor will need are contained in this package.



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, 2017: Bautista & Co. reflected a surplus for the month of \$24,928, an ending cash balance of \$1,693,697, and total investments of \$1,483,051 which is designated to reserves.

Ratification of Proposal from Master Plumbing for 2 Back Flow Valve Installations: The Board ratified the installation of two new back flow valves by Master Plumbing for a cost of \$4,400 to be funded from line #9913.

Ratification of Proposal from Cagwin & Dorward: The Board ratified the proposal from Cagwin & Dorward to replace the malfunctioning irrigation equipment for a cost of \$5,664 to be funded from line #9913.

Management Company Renewal Proposal - Common Interest Management Services: The Board approved the Management Company Contract for a cost of \$16,689 per month which represents a 2% increase from the previous year to be funded from line #5030.

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 \$170,400 which represents a \$560 per month increase over last year's cost.

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 \$162,600 plus \$7,147 for 7 holiday costs for a total of \$169,747 effective July 1, 2017 - June 30, 2018.

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.

Building & Maintenance Transmittal #4 - Landscaping Service Contract - Cagwin & Dorward: The Board approved the renewal proposal from Cagwin & Dorward to perform the landscaping maintenance services for a cost of \$9,129 per month or \$109,548 annually which represents no increase from last year's cost.

Building & Maintenance Transmittal #5 - Pest Control Contract: The Board approved the proposal from Alert Pest Control for the pest control services for a cost of

\$580 per month or \$6,960 annually which represents a \$15 per month increase from last year's cost.

Building & Maintenance Transmittal #6 - Accounting Services Contract - Bautista & Co: The Board approved the proposal from Bautista & Co. effective July 1, 2017 through June 30, 2018 for an annual cost of \$44,100 to be funded from line #5001.

Building & Maintenance Transmittal #7 - Pool and Spa Service Contract - Azure Pool Service: The Board approved the proposal from Azure pool Service for a cost of \$220 per month or \$2,640 annually which represents an increase of \$20 per month from the previous contract.

Sales & Leasing Office Renewal Proposal - Crown Colony Properties: The Board approved the 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, 2017.

Renewal Proposal from Pro-Sweep: The Board approved the renewal proposal from Pro-Sweep to provide sweeping services on the roads twice a month for a cost of \$672 per month to be funded from line #5145.

Authorization for Sunrise Assessment Services to Proceed with Recording Delinquent Assessments: The Board authorized Sunrise Assessment Services to proceed with recording delinquent assessments for APN# 101-140-060.

Water Shut-Offs

The water supply lines serve multiple units. If you are having plumbing work done and need the water to your unit shut off for a period of time, please let the Association Office know at least 48 hours ahead of time. This will give the Association time to notify the other units on your supply line and give them adequate notice of the impending shut-off.

The Association Office will need to know the following:

- 1) The day of the repair;
- 2) What time the water needs to be turned off; and
- 3) For how long.

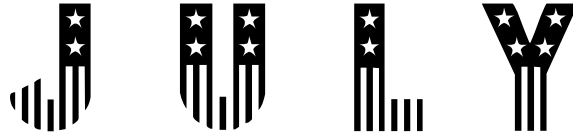
On the day of the repairs, you need to call the Office when the plumber arrives. Maintenance will meet the plumber at your building and show him how the water should be shut off. When repairs are completed, either the plumber or the maintenance can turn the water on.



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 Coffee & Donuts 50¢ each 10:30am	
2	3	HAPPY 4TH OF JULY Association Office Closed Rec Office Open 10 am-6 pm No Shuttle Service		5	6	7	8 Coffee & Donuts 50¢ each 10:30am
9	10	11	12	13	14	15 Coffee & Donuts 50¢ each 10:30am	
16	17	18	19	BOARD of DIRECTORS Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm		21	22 Coffee & Donuts 50¢ each 10:30am
23	24	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		
<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		