

# CROWN COLONIST

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## Battling Medicare Fraud

by David J Canepa

Medicare, established in 1966, is big business as it has grown to a \$600 billion annual government expense with it projected to grow even higher as the nation's senior population continues to rise. By 2030, there will be about 79 million Americans enrolled in the program, according to the Centers for Medicare and Medicaid Services.

But Medicare suffers \$60 billion a year in fraud, one of our nation's greatest downfalls, as the program is abused at seemingly every possible level whether it's doctors, pharmacists or standard scam artists who specialize in identity theft.

People age 65 or older are increasingly victimized by identity theft, often through their Medicare identification cards. Between 2012 and 2014, the numbers of seniors whose identity was stolen leaped from 2.1 million to 2.6 million, according to the Department of Justice.

To combat abuse, the CMS is readying a fraud prevention initiative that removes Social Security numbers from the cards in favor of unique, randomly assigned numbers. New cards will be issued starting in April with a goal to transition all members to the new cards by April 2019.

In the meantime, however, fraudsters are salivating over the transition as it will give them the opportunity over the next 19 months to rip off the identities of millions of seniors.

So, what do we do? Can we help?

Of course. It's simple really. Hang up the phone if someone calls saying they are from Medicare. No one from Medicare will ever ask for a Social Security number over the telephone.

I urge my older friends to stay alert and my younger friends to look out for their parents or grandparents. This is an education campaign that we can all take a part in to help ensure Medicare is around for generations to come.

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 and his wife are both proud Crown Colony residents. He can be reached at (650) 363-4572 and dcanepa@smcgov.org.

## HICAP

Confused by ads pressuring you to buy insurance plans you don't understand?

If you are or soon will be eligible for Medicare, know the facts and make informed decisions to save money and protect yourself from penalties or fraud. Our nonprofit HICAP - Health Insurance Counseling & Advocacy Program - can help.

Since 1988, our state-sponsored, volunteer-supported program has provided free, unbiased information and guidance to Medicare beneficiaries, their families and/or representatives.

Our state-registered counselors meet one-on-one with individuals at 28 counseling sites in San Mateo County to explain the following: Medicare A, B, C & D; Medigaps or Medicare Supplemental Policies; Initial, Special and General Enrollment periods; Medicare Saving Programs or assistance for people with low income; How Medicare and Medi-Cal or other supplemental plans coordinate, and Assist in completing an "Extra Help" application to help clients save money on medications.

Call HICAP to schedule a free, unbiased and confidential appointment today at 650-627-9350.

## Labor Day Hours

The Clubhouse and the Association Office will have the following hours on Labor Day, September 4, 2017.

**Clubhouse . . . . . Open 10 am - 6 pm**

**Association Office . . . . . Closed**

There will be **NO SHUTTLE SERVICE** on Labor 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!**

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## 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.

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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## Keys in Elevator Shaft

If you drop your keys and they fall down the elevator shaft, please call the Association Office or Front Gate and report what has happened. The elevator repairman is the only person who can retrieve your keys. If you do not need your keys immediately, they can be retrieved when the repairman is next out on a regular service call. If you need them to be retrieved immediately, you will have to pay the elevator company the cost of a service call. If they are not out here on a regular service day, it can be very costly to retrieve keys. The cost depends on whether the loss occurs during the day, night or on a weekend.



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

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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.

### 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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## Moving

When you are moving into or out of Crown Colony, you must make your move between the hours 7:00 am and 10:00 pm. No moves will be allowed before 7:00 am or after 10:00 pm. There will be no exceptions to this rule. No trucks being used for a move will be allowed to remain parked on Crown Colony property overnight. Any moving truck will have to be parked on Hickey Blvd. or somewhere else off the property.

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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 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.

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



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## July Board Highlights

**Financial Report Ending June 30, 2017:** Bautista & Co. reflected a surplus for the month of \$7,840.96, an ending cash balance of \$1,719,988 and total investments of \$1,540,330 which is designated to reserves.

**Ratification of Window and Door Installations:** The Board ratified the installation of windows and door at 397 Imperial Way #101.

**Ratification of Standpipe Repair - Station 1 Fire Protection:** The Board ratified the proposal from Station 1 Fire Protection to make the necessary standpipe repairs at bldg. 17 for a cost of \$3,033.83 to be funded from line #9973.

**Proposal from Pacific Signaling for Fire Alarm Upgrades at bldg. 20:** The Board approved the proposal from Pacific Signaling for a cost of \$31,443 to make the necessary fire alarm systems repairs at bldg. 20 to be funded from line #9972.

**Proposal from Pro-Sweep to Provide Garage Sweeping Services:** The Board approved the proposal from Pro-Sweep for a cost of \$5,220 to provide sweeping services at the 12 garages for a cost of \$5,220 to be funded from line #5145.

**Legal Services Plan Renewal:** The Board approved the Legal Services Plan Renewal Contract with Berding & Weil at no cost to the HOA this year effective August 1, 2017.

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## Storage Lockers

There has been an ongoing problem with residents leaving items on top of their parking space storage lockers located in Crown's garages and carports. This is not only unsightly but there is always the chance that an item might fall injuring a resident.

The Rules allow resident to store up to 100 pounds of items in their locker and to padlock it. However, there is to be no storage of flammable liquids or storage on top of any locker. The Rules further forbid any modification to the outside of your locker. If you violate any of these rules you will be subject to grievance proceedings and a potential fine.



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

## Parking Committee

The Board is in the process of collecting information on the proposed parking structure. We are consulting a wide variety of sources including attorneys, engineers, architects and appraisers. It is a slow process because we want to make sure that when we come before the membership for a vote, we have a proposal that is complete and accurate.

In the interim, the Board would like to form a Parking Committee composed of residents to advise us on matters concerning how the visitor spaces at Crown are being and will be used. As we see it, there are three potential matters on which we are seeking advise:

- 1) What temporary changes we might make to the Rules until construction on the proposed garage begins;
- 2) How the visitor parking spaces are managed after the proposed garage is constructed; and
- 3) If the membership votes not to construct the new garage, what permanent changes we might make to the Rules.

If you wish to volunteer to serve on this committee, please submit your name, address, contact information and a short summary of what you think you could bring to the committee to the Association Office. You can e-mail this information to [cchoa@crowncolonyhoa.com](mailto:cchoa@crowncolonyhoa.com). All residents of Crown are eligible to apply. In October or early November, the Board then will select the committee members and we can get to work.

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## Garage Sweeping

The sweeping of the garages was recently completed. This was the second time we have had this done and due to the high costs involved, it may happen only once a year, rather than twice. We are asking that all residents do their part in keeping your garages as clean as possible. Nothing should be on your storage lockers or in your parking spaces, except your vehicle and, if you own, a bike. We also have discovered that residents empty their garbage outside of their vehicles and this debris blows around the garage. It is everyone's responsibility to keep their own parking spaces clean of debris. If everyone works together to keep the garages clean, they will stay cleaner.

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



# SEPTEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>Clubhouse Hours</b> 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	2  Coffee & Donuts 50¢ each 10:30am
3	4	5	6	7	8	9  Coffee & Donuts 50¢ each 10:30am
10	11	12	13	14	15	16  Coffee & Donuts 50¢ each 10:30am
17	18	19	20	21 <b>BOARD of DIRECTORS</b> Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm	22	23  Coffee & Donuts 50¢ each 10:30am
24	25	26	27	28	29	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 <sup>rd</sup> Thur. at 6:15 pm
Recreation: .....	When posted
Meetings are held in the Clubhouse unless posted otherwise. All meeting times approximate	

IMPORTANT NUMBERS	
<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

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		