

# CROWN COLONIST

Volume 40 Number 12

December 2017

## Age-friendly Cities

by David J. Canepa

San Mateo County cities are about to embark on a grand journey to help our older adults lead happier, more fulfilling and productive lives in an initiative I feel very strongly about.

Much of my first year in office has been focused on older adult issues.

My office has conducted several workshops to inform older adults on how to recognize and avoid financial elder abuse through a partnership with Aging and Adult Services.

We have also partnered with the Health Insurance Counseling and Advocacy Program, known as HICAP, to educate our older adults on changes to their Medicare cards and potential risks of identity theft.

These workshops have had an incredibly positive impact on our older adults and their families and loved ones. It's been very rewarding. It's also been very educational for me to hear directly from my older constituents as to what their dreams and desires are.

As I sit on the Commission on Aging, the Health Plan of San Mateo and San Mateo County Hospital boards I've learned that the county's population is rapidly aging at an even higher rate than the rest of the United States.

But more than ever before, older Americans are working longer, trying new things and engaging in their communities. I want to continue this trend to ensure our older adults can age in place, are healthy and safe.

San Mateo County is committed to supporting older adults as they take charge of their health, explore new opportunities and activities and focus on independence.

My office has developed a little mantra to sum up what this is all about. Community is Family!

What does that mean to me? It means we are all in this together. After all, no one can escape growing older. Not even me. But what we are about to do will transform San

Mateo County forever into a caring community that encourages people of all ages to live active lives.

Getting older doesn't mean what it used to. For many aging Americans, it is a phase of life where interests, goals and dreams can get a new or second start. Today, aging is about eliminating outdated perceptions and living the way that suits you best.

Last month, I co-sponsored a first-of-its-kind Age-Friendly Cities Summit because it will lead to groundbreaking projects in the future to accommodate our aging population.

This Age-friendly initiative will identify the advantages and barriers older people experience daily. It will give us the opportunity to create an urban landscape that contributes to age friendliness.

To learn more about this initiative, go to [peninsulafamilyservice.org](http://peninsulafamilyservice.org).

*(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 family are proud Crown Colony residents. He can be reached at (650) 363-4572 and [dcanepa@smc.gov](mailto:dcanepa@smc.gov).)*

## Holiday Hours...

Date	Office & Clubhouse	Bus
12/25&26/17	Closed	NO
1/1/18	Closed	NO

## "No Parking"

While the Clubhouse work is in progress, most the spaces in the Clubhouse Circle are unavailable for resident parking between the hours of 7am and 6pm. These spaces are available for overnight parking only.

Please read the posted signs carefully so that you do not end up being towed. The number of spaces needed may change from time to time during construction.



**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!**



# HAPPY HOLIDAYS



*from the Management & Staff of Crown Colony*

## Xmas Tree Safety...

There is nothing like a live tree at Christmas. When you purchase your Christmas tree, make sure it has been sprayed with **fire retardant**. When you get your tree home, **set it in a water stand**. Protecting your tree from fire will keep you and your neighbors safe.

## Xmas Boxes...

Every Christmas, Crown Colony's garbage chutes seem to get clogged with wrapping paper and boxes that are too large for them to handle. Please do not try and put large boxes down the garbage chutes.

Please collapse all boxes and take them down to the recycling bins located throughout the complex.

## Xmas Tree Disposal...

Please dispose of your Christmas tree by placing it in the dumpster at the end of Half Moon Lane or leave it in the garage level of one of the corridor buildings for disposal. Crown Colony's groundsmen will dispose of your tree for you.

Please **do not** toss the tree over your deck railing. Your tree could badly injure someone walking under your deck or do serious damage to the landscaping below.

## Elevator Key

If your elevator has been upgraded and the button panels have been replaced, you will need a key to shut off the elevator during loading and unloading when moving into or out of the building. This key will prevent the elevator door alarm from going off.

You can pick up this elevator switch key from the Association Office. You must leave a \$50 cash deposit for it and your deposit will be refunded to you when you return the switch key. The hours for key pickup and return are Monday through Friday from 9:00am to 6:00pm.



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

## Clubhouse Update

This update reflects the latest information your Association had received as of the time the Colonist went to print on November 15<sup>th</sup>.

### Cause

The investigation completed by the insurance company's investigator found the following: the probable cause could have been the sauna heater or a rodent chewing on wires. Given the above and the fact that no identifiable third party was in the men's gym at the time the fire started, they did not pursue the investigation further nor is arson suspected.

### Demolition

As of November 10th we have gone as far as we can with the demolition/abatement until we set up a substantial amount of scaffolding in the coming weeks. There were both asbestos and lead containing materials that needed to be removed and we brought a company in to handle that. Post abatement testing was completed and the areas with the asbestos and lead were cleared.


### What's New?

Because of the extent of the damage on the lower floor the construction company was not able to bring in their structural engineer until the demolition was completed. Now that the bulk of the demo is done, they were scheduled to be on-site Monday (Nov. 13<sup>th</sup>) to begin gathering details and coming up with the repair plans. Their drawings will then be submitted to the building department for review in order to get a construction permit. Since this was a fire we are hopeful the City will expedite the processing.

While drawings are in progress the company will attempt to get a building inspector to the site so that he may direct the construction company what he'll want to see on the drawings. This could potentially save them from submitting drawings more than once.

In the meantime scaffolding will be erected and they will

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



begin cleaning windows/rock walls/fireplaces/exposed beams/ceilings etc. and protecting them so them so once a permit is issued they can focus on getting the restoration work done. At the same time, the designer will be securing replacements for the furniture, fixtures and finishes that have been damaged by the fire.

It will be several months before all the Clubhouse work is completed. Watch the next Colonist for updates on the Clubhouse status.

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## Dues

Several owners have asked if the current dues will be decreased due to the Clubhouse being closed for an extended period of time. The answer is no. Any monies budgeted but not dispersed due to the closing will be used to offset expected increases in next year's dues.

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## Earthquake Coverage

The following are excerpts from an article published in the July 2017 Colonist:

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 or \$710/unit/year the last time the Association inquired about it.

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 California Earthquake Authority 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%. This coverage can be purchased for as little as \$377/year.

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## October Board Highlights

**Financial Report Ending August 31, 2017:** Bautista & Co. reflected a deficit for the month of \$6,752, an ending cash balance of \$1,847,110 and total investments of \$1,625,853 which is designated to reserves.

**Ratification of Window and Sliding Door Installations:** The Board ratified the window and sliding door installations at 391 Mandarin Dr. #109, 397 Imperial Way #237, 376 Imperial Way #107, 397 Imperial Way #107, 397 Imperial Way #207 and 368 Imperial Way #207.

**Ratification of Change Order from Urban Bros. Painting for Exterior Painting Proposal:** The Board ratified the change order from Urban Bros. Painting for \$14,500 over a 4 year period for the revision of the painting specifications from Saylor, Inc.

**Ratification of Proposal from Transbay Elevator Co. For Elevator 5 Year Load Test on the Elevators at Buildings 2 & 17:** The Board ratified the proposal from Transbay Elevator Co. for \$2,960 to perform the 5 year load tests at Buildings 2 & 17 to be funded from line #9906.

**Approval of 2016-2017 Audit:** The Board approved the 2016-2017 Audit as presented by John Takemoto & Co.

**Reserve Study Update Proposal - John D. Beatty & Co:** The Board approved the proposal from John D. Beatty & Co. for \$2,960 to prepare the reserve study update to be funded from line #9983 & #9984.

**Fire Alarm Testing - Pacific Signaling:** The Board approved the proposal from Pacific Signaling for the fire alarm testing for \$665 per month or \$7,980 annually to be funded from line #5120.

**Window Washing Proposal - Excellent Window Co:** The Board approved the proposal from Excellent Window Co. for an annual cost of \$6,800 to do the window cleaning in the clubhouse, courtyard windows, laundry room windows and plexis overhang at the clubhouse on a quarterly basis to be funded from line #5180.

**Authorization for Sunrise to Proceed with Recording a Notice of Default for APN#s 101-140-060, 101-160-060:** The Board approved the authorization forms for Sunrise to Proceed to record Notice of Defaults for the APN#s listed.



**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**



# DECEMBER

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: Ferdie, Anne & Cisco					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	<b>MERRY CHRISTMAS</b>		26	27	28	29
31						30

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> .....	Dat Tran- 415-407-4486 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		