

CROWN COLONIST

Volume 41 Number 5

May 2018

Mayor's Message

I hope this message finds you all well. Unfortunately, our City Manager Pat Martel is retiring. The City Council and I have hired Bob Murray and Associates to help us with the recruitment for our new City Manager. This firm has great experience and I am confident that they will help assist us greatly in this venture to find the best fit for the needs of our beloved Daly City. I truly believe that the input of our community is the way government works best. Therefore, please go to www.surveymonkey.com/r/CXWRBNY to take the digital survey and provide your voice as the City Council decides on the next City Manager for Daly City. Please note that all survey responses must be received no later than May 31, 2018.

Yours truly,
Mayor Juslyn Manalo

P.S. If you are unable to access the survey digitally, please contact Human Resources Director Shawna Maltbie at smaltbie@dalycity.org or at (650) 991-8028 and a paper survey will be sent to you.

Annual Meeting Highlights

Daly City Mayor Juslyn Manalo informed the owners that the City will be hiring a new City Manager. She asked for input regarding this post. (See article entitled "Mayor's Message" above.)

San Mateo County Supervisor Dave Canepa presented Certificates of Commendation to Rick Crump and Rita Nicolas in recognition of their contributions to the Crown Colony Homeowners Association. Mr. Canepa went on to update the owners about what is happening with the Seton Hospital purchase, programs for seniors and affordable housing which includes 500 new units in Midway Village near the Cow Palace. He announced a District 5 free event taking place on March 31st at Jefferson High School. Mr. Canepa also mentioned that

he is the Chair for the San Mateo County Office of Emergency Services.

John Uhl and Chris Palmer of Risk Strategies were introduced to discuss the status of the Association's insurance coverage. Mr. Uhl and Mr. Palmer recapped the Association's insurance coverages and highlighted areas of the policy which included the crime policy and fiduciary funds. They advised the members that the deductible for the Association and its members is still \$5,000 per occurrence and reminded every owner that they should carry their own HO6 insurance policy for liability, personal contents and upgrades, as the Association's policy does not cover non-attached items. They also advised off-site owners to require their tenants to carry an HO4 renters' insurance policy.

Many owners were concerned about not having earthquake insurance and Mr. Crump said that the cost of earthquake insurance is very high and not included in the Association's policy. Mr. Palmer stated that owners can obtain loss assessment coverage in their policies to help with any assessments that might be levied due to earthquake damage repair costs. Mr. Palmer reminded all owners that they must insure their upgrades and personal property.

There were some questions from the owners present that included if a building were to collapse in an earthquake, would the HOA have to pay to rebuild and the answer was yes. Another question was if there was a collapse in a building are owners responsible in equal assessments and the answer was yes. A few other questions were asked and they were answered by Mr. Uhl and Mr. Palmer.

Mr. Crump gave the February 28, 2018 unaudited financial report, which reflects a monthly surplus of \$9,157, an ending cash balance of \$1,655,016, of which \$1,477,763 is designated to reserves.

Mr. Crump then gave the president's Report. He addressed the owners of projects that included the

(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!**

clubhouse renovation and discussed the garage parking structure status. He also advised the owners of the upcoming proposed budget and that the increase this coming year is mostly due to increases in all utilities and an increase in the Reserves which was necessary to fund ever increasing pipe breaks in Crown's 44 year old waste water system.

He then opened the floor to questions from the owners. Several owners had questions that included the Clubhouse refurbishment and when will it be completed. They were told that there is no firm date yet and to please check their building's bulletin boards for further updates.

There were several questions about the proposed new parking structure. Mr. Crump said they Association hopes to hold meetings for the owners in the near future at the Gellert Park Clubhouse. Reservations will be required and to watch your bulletin boards for details.

Others wished to know when the dues would increase. They will increase on July 1, 2018.

Mr. Crump then announced the results of the Board Election:

Rosemarie Barrios - 268;

Sharon Singletary - 254;

Mary Slade - 253; and

David Matthews - 193.

He congratulated Rosemarie, Sharon and Mary and welcomed them to their two year term on the Board of Directors.

The Raffle Drawing was held. The winner's list was published in last month's "Colonist." There being no further business the 38th Annual Meeting was adjourned. The Election of Board Officers will take place at the the April Board Meeting.

Insurance Requirements

by Chris Palmer, Risk Strategies

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 "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, for which they will be "assessed" by the board, if the property damage emanates from within their 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.

Other coverages one may wish to consider purchasing on an HO6 policy include Personal Property and Loss of Use. Additionally, unit owner may want to consider purchasing separate Earthquake or Flood policies to cover their Personal Property, Upgrades to original construction, if any, Loss of Use and Assessment coverage (Earthquake only). 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 coverage recommendations given above, unit owners may want also consider purchasing Loss of Rental Income coverage.



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



The Skyline College Promise

By David J. Canepa


I have teamed with Skyline College to support the Promise Scholars Program that will transform the lives of hundreds of young adults and their families. Promise provides incoming full-time students with comprehensive support including a full scholarship for one year, academic support, dedicated counseling and career and professional development. The program, which serves about 500 students currently, is only in its second year but has already proved successful evidenced by the higher number of students who continue on in their studies compared to those not enrolled in the program.

Skyline is looking to expand the program to serve about 700 students and the ultimate hope is that the program will be extended to the College of San Mateo and Cañada College. I am incredibly impressed by the fact that 64.4 percent of individuals enrolled in the pilot program are first-generation college students and many of them reside in District 5.

This can be an incredible life-changing experience for those seeking a higher education. Students receive \$1,875 on average in direct resources in the first year of program enrollment. The San Mateo County Board of Supervisors unanimously approved my request to award the program \$5,000 from my office's Measure K district-specific budget. The goal is to greatly expand the county's support of the program as it continues to prove its benefits to the community.

Participants must enroll full-time (minimum 12 units) during the academic year during the duration of the program; maintain academic progress and a minimum cumulative GPA of 2.0; complete courses at a rate above 50 percent (scholars must successfully complete and pass more than half of their courses in every semester they are part of the Promise Scholars Program); declare a major within their first year at Skyline College; complete a comprehensive Student Educational Plan (SEP) their first year at Skyline College; and regularly meet with your dedicated Promise Scholar Program counselor.

(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 can be reached at (650) 363-4572 and dcanepa@smcgov.org.)



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

Recycle Please!

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

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

Please recycle! Not only is it good for the environment, it saves the cost of disposal in a landfill.

Memorial Day Hours

On Monday, May 28, 2018, the Clubhouse and the Association Office will observe the following hours.

- Clubhouse **Closed**
- Association Office **Closed**
- Bus Service **None**

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

Clubhouse Circle Parking

The work to mediate the smoke damage to the Clubhouse is now essentially done. Soon the restoration work will begin in earnest. Please carefully read and obey the temporary parking signs that are posted on the spaces of the Clubhouse Circle. This will prevent your vehicle from being towed.

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
Clubhouse Closed until Restoration Completed		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
		BOARD of DIRECTORS Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm				
20	21	22	23	24	25	26
27	28	29	30	31		
MEMORIAL DAY Association Office Closed						

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
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 Cable	Jason Quejarro - 415-416-8071
or 1-800-427-8686	
Comcast Cable	Craig Oborn 866-502-5191
Lajari "LJ" Pruitt 510-815-2003	
Satlink	Jake Sparacio - 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		