

CROWN COLONIST

Volume 41 Number 6

June 2018

2018/19 Budget

On April 19, 2018 the Board approved Crown Colony's budget for the new fiscal year beginning on July 1, 2018. Your association will be spending more than 4.5 million dollars to operate, maintain and make repairs at Crown Colony during the next 12 months.

The budget sections and their expense allocations are listed below:

Crown Colony 2018/19 Budget	
Administrative Costs	647,483
Operating Expenses	904,458
Salaries	383,194
Other Expenses	279,000
Utilities	910,000
Reserves	1,350,000
Contingency	40,000
Total Expenses	\$4,514,135
Income	193,570
Total Budget	\$4,320,565

Recently, every owner was mailed the budget in detail and the reserve study. Please take a few minutes to review these documents.

2018/19 - Dues

Crown Colony's new fiscal year begins July 1, 2018. Being the size of a small town, Crown Colony will spend more than \$4.5 million for operations over the next 12 months. Prudent fiscal practices by management, with appropriate oversight by your Board, produced a budget surplus in the last audited fiscal year, 2016/17. This surplus has been added into the 2018/19 dues calculations. Even with this surplus and other cost-

savings measures taken by your Association, the dues will be increasing 5% this year due to increased utility and reserve costs.

The table below shows the 2018/19 monthly dues for each type of Crown Colony unit.

Unit Type	Change	New Dues
Studio	\$18.09	\$352.08
1Bd /1Ba	\$18.65	\$374.75
1Bd /1Ba-Townhome	\$18.81	\$381.62
1Bd /1Ba/Den	\$18.88	\$384.43
2Bd/2Ba	\$18.95	\$387.34
2Bd/1½Ba-Townhome	\$19.43	\$406.90
2Bd/2Ba	\$19.47	\$408.46
2Bd/2Ba	\$19.67	\$416.69
2Bd/2Ba/Den	\$19.63	\$414.85
2Bd/2Ba/Den	\$19.62	\$414.56
3Bd/2Ba	\$22.66	\$539.22

Please remember that your association dues change every year beginning with your July payment. Make sure to note the new amount as shown on your July statement.

Budget/Reserve Study

By now all owners should have received their copies of the 2018/19 Budget and Reserve Study either by mail or e-mail. The Board encourages all of you to take a moment and review these documents. This will help you understand where your dues monies are spent.

We would also like to encourage all of you consider having your documents e-mailed to you every year. This saves the cost of printing and postage incurred if you receive your document by regular mail. Just fill out the e-mail form at the Association Office.



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!

Toll Lanes

By David J. Canepa

Carpool lanes are great and toll lanes are not. Currently, the state Department of Transportation, San Mateo County Transportation Authority and City/County Association of Governments of San Mateo County are partnering on a \$534 million "Managed Lanes Project."

The project proposes to transform two lanes in both directions on a 22-mile stretch of Highway 101 between Whipple Avenue in Redwood City to the Interstate 380 interchange in San Bruno into what are being called "express lanes." An express lane is a carpool lane that also allows solo drivers to use it for a fee.

Think about that last sentence for a second. Solo drivers will be able to use the lanes for a price, which will slide up and down depending on the hour of the day. During peak commute hours, the fees will be higher than during the rest of the day.

This scheme divides the rich from the poor and does not reduce greenhouse gas emissions. The project also proposes to up the carpool threshold from two occupants to three which will make accessing the lane more burdensome.

Carpool lanes are great but they should be reserved for busses and shuttles and vehicles with multiple passengers. They should not be reserved for solo drivers with deeper pocketbooks than the rest of us.

If we are really serious about combating climate change, encouraging solo drivers to use toll lanes during peak commute hours is not the answer. A toll lane does not take cars off the road, which should be our ultimate goal.

In 2016, Senate Bill 32 was signed into law. It codifies the GHG reduction targets in California to achieve a mid-range goal of 40 percent below 1990 levels by 2030.

According to the final environmental impact report for Plan Bay Area 2040 published in March 2018, The Metropolitan Transportation Commission and Association of Bay Area Governments concludes that implementing the plan will have "significant and unavoidable" impacts on SB 32's goals.

To mitigate these impacts, MTC and ABAG suggest partnering with the Bay Area Air Quality Management District to work with counties and cities to adopt "qualified GHG reduction plans."

Suggested mitigation measures include: "installation of renewable energy facilities on houses and businesses, construction of community-serving facilities such as small-scale solar farms, or other actions."

Other GHG reduction mitigations include: "Zero Net Energy (ZNE) in new construction, retrofits of existing buildings, incentivizing and development of renewable energy sources that serve both new and existing land uses, and other measures so long as the overall (SB) 32 ... reduction (by 2040) can be demonstrated." That's a tall order to simply accommodate solo drivers with deep pockets.

It's also a "direction toward gridlock" that environmentalists will not stand for, according to The Transportation Solutions Defense and Education Fund, known as TRANSDEF, and its founder Schonbrunn. Toll lanes preserve the ability for drivers to drive alone, Schonbrunn contends. The initial cost of the project was also projected to be about \$366 million which is now risen to a cost of \$534 million. One can assume the final bill will be much higher.

Toll lanes will not reduce traffic in the long term and will not reduce GHG emissions. Toll lanes are a money-making scheme that will further divide the rich from the poor. Bring on the carpool lanes but let's ditch the toll.

(David Canepa who represents District 5 on the San Mateo County Board of Supervisors is the former mayor of Daly City and a former Crown Colony resident.)

Get Rid of Junk Mail

Are you annoyed by your mailbox full of junk mail? Looking to be more environmentally friendly and saving a bit of time? Here are two simple steps to greatly reduce the amount of junk mail you receive:

1) Go to RedPlum and request to be removed. This needs to be done every five years.

<https://www.redplum.com/tools/redplum-postal-address-move.html>

2) Download the Paperkharma App to your smartphone. It is a free app where you take a photo of each piece of junk mail and they remove you from the mailing list. These two steps should reduce the amount of unwanted mail you are receiving by 80%.



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



April Board Highlight

Financial Report Ending March 31, 2018: Bautista & Co. reflected a deficit for the month of \$59,223, an ending cash balance of \$1,699,084 and total investments of \$1,467,870 which is designated to reserves.

Election of Board of Director Officers: The Board appointed the following officers: Rick Crump, President, Mary Slade, Vice President, Rose Barrios, Treasurer, Alaina Bevis, Secretary and Sharon Singletary, Member.

Ratification of the Installation of Doors and Windows: The Board ratified installation of windows and doors at 371 Imperial Way #115, 397 Imperial Way #209, 397 Imperial Way #307, 397 Imperial Way #109 and 376 Imperial Way #212.

Ratification of Proposal from Van Go Plumbing To Replace Underground Sewer Pipe at Building 26: The Board ratified the proposal from Van Go Plumbing to replace the underground sewer pipe at Building 26 for a cost of \$35,300 to be funded from line #9953.

Ratification of Gutter Repairs in Various Locations - PRG Construction: The Board ratified the proposal from PRG Construction for \$5,650 to make the necessary gutter repairs in various locations be funded from line #9947.

Ratification of Proposal from Pacific Water Art - Line #9953: The Board ratified the proposal from Pacific Water Art to repair an underground pipe under the stream bed for a cost of \$5,160 to be funded from line #9953.

Approval of 2018-2019 Budget and Reserve Study: The Board approved the 2018-2019 Budget and Reserve Study for a total annual budget of \$4,320,565 which reflects a 5.04% increase over last year's budget and the reserve contribution was increased from \$1,250,000 to \$1,350,000.

Security Services Contract Renewal - First Security Services: The Board approved the security proposal from First Security Services for July 1, 2018 through June 30, 2019 for a cost of \$448,148.48 annually to be funded from line #5191.

Phase 2 Carport Roofing Proposal - DC Taylor: The Board approved the proposal from DC Taylor for the phase 2 carport roofing proposal for 7 carports for a cost of \$69,685 to be funded from lines #9704.

Renewal Agreement from MV Transportation for Shuttle Driver for the Crown Colony Bus: The Board approved the renewal proposal from MV Transportation for a cost of \$38.00 per hour which reflects a \$9.50 per hour raise from last year's cost.

Semi-Annual Carpet Cleaning Proposal for all 3-Story Buildings - PRS: The Board approved the proposal from PRS for the semi-annual carpet cleaning in the 3-story buildings and the clubhouse by truck mount method for a total cost of \$10,559 to be funded from line #5190.

Phase 7 In Fill Planting Preparation Proposal - Simmonds & Associates: The Board approved the proposal from Simmonds & Associates to prepare the Phase 7 in fill plant list for a cost of \$12,400 to be funded from #9915.

Tree Work Proposal - Arborwell: The Board approved the proposal from Arborwell for the tree work in various locations for a cost of \$19,837.80 to be funded from line #9914.

Proposal from Advantage Flooring to Replace the Accent Carpet in 28 Elevator Lobbies: The Board approved the proposal from Advantage Flooring to replace the accent carpet in 28 elevator lobbies for a cost of \$53,769.31 to be funded from line #9966.

Authorization to Proceed with Recording Notice of Delinquent Assessments for APN#s 101-070-350, 101-150-050: The Board authorized Sunrise Assessment Services to proceed with recording Notice of Delinquent Assessments for APN#s listed.

Deliveries

If you are expecting a delivery, it is best if someone is home when the delivery arrives. We have recently had problems with deliveries left at doors being tampered with or disappearing altogether. So please try to be home when your package is delivered or have it shipped elsewhere and pick it up there.

Socks

When you walk into Crown's laundry rooms you often see mateless socks lying on the folding tables. Someone has failed to clear them out of the washers or dryers and someone else has found them and tossed them there. If you find that you got home minus a sock or two, go back and check for it may be in the laundry room.



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



JUNE

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	20	21 BOARD of DIRECTORS Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm	22	23
24	25	26	27	28	29	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: 3rd 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 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

Leaves Crown Colony

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

Leaves Colma BART

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