

## Seton Medical Center Update

By David J. Canepa

As many of you may have already heard, the owners of Seton Medical Center in Daly City filed for bankruptcy, Friday Aug. 31. This is incredibly disappointing but I can assure you as your county supervisor representing north San Mateo County, I will do everything in my power to maintain Seton as a full-service acute care hospital with an emergency room.

For the record, San Mateo County has contributed \$25 million to Seton since 2013 for patient care and has committed another \$15 million to the hospital for seismic upgrades. The Health Plan of San Mateo, a board I also sit on, loaned the hospital another \$20 million in 2017 to keep the doors open.

When the struggling Daughters of Charity sold its six hospitals to a hedge fund call Blue Mountain in 2015, the state Attorney General's Office approved the sale on a number of conditions. They included that Seton must operate as an acute care hospital and offer emergency services for 10 years. The conditions also included that Seton must continue to provide charity care for needy patients at historical levels and that essential health care services must continue. The Daughters of Charity was rebranded Verity Health and its new operator is called Integrity Healthcare, which is primarily owned by billionaire Dr. Patrick Soon-Shiong.

When Dr. Soon-Shiong invested in the operator last year, he said he wanted to revitalize the system. A year later, the doctor said the system could not be saved and that Verity was looking to sell some or all of its assets.

Both Blue Mountain and Dr. Soon-Shiong knew the financial turmoil the hospitals were in and the conditions of approval set forth by the Attorney General's Office. That's why it is so frustrating they have decided to go bankrupt not even three years into the sale.

Why is Seton important? Because it provides health care services to the neediest among us. It sees about 28,000

patients in its ER every year, with about 85 percent of them being on Medicaid or Medi-Cal. It also provides skilled-nursing beds which are lacking in San Mateo County.

Another concern, of course, is about the 1,500 jobs the hospital supports. Seton is Daly City's largest employer and many of its employees have worked at the hospital for decades.

This is a fight for quality patient care for vulnerable patients and the nurses, doctors and staff who care for them. The Daughters of Charity cared for our community and its people. The goal now is to find another operator that continues on that same caring path.

*(David J. Canepa serves on the San Mateo County Board of Supervisors representing District 5 and is a former Crown Colony resident.)*

## Earthquake 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



**OBEEY 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!**

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 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.

## Laundry Room Hours

The Association Office often receives complaints that residents are using the laundry rooms after hours. This disturbs residents living near the laundry rooms. The laundry rooms are open for use between 7:00am and 10:00pm. If laundry machines are operated outside these hours, the laundry room will be locked overnight.



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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## Laundry Room Courtesy

Have you planned to do your laundry only to find all the washers are in use; or worse yet, all of the washers and dryers full, stopped and no one has either changed machines or picked up their finished laundry. How about dryers left with lint still in their lint screens or soap powder spilled over the machines or all over the floors!

It is important to remember to use less detergent. The high efficiency machines require only half the detergent to do a quality wash. Too much soap may prevent proper rinsing of your clothes and leave a soapy film on them.

Do not overload your machine. Only load clothes to the top of the agitator, do not "stuff" the clothes into the machine. Overloading can cause machine failure and you'll be left dealing with a wet, soapy mess.

Another good idea, is to set your kitchen timer for the amount of time your laundry will take. When the timer rings you will know your laundry is either ready for the dryer or it is finished. Washers run about 30 minutes. Dryers run 45 minutes or more.

When you are done with any machine, take a couple of minutes to make sure you have removed all your items. Items left in any machine will get mixed up with someone else's clothes and you may never see them again.

Please remember to clean the dryer's lint screen and toss any lint or fabric softener sheets away. Also, put any empty bleach or fabric softener bottles and empty detergent containers in the trash can.

If a machine is out of order contact Coinmach at **1-877-264-6622** or [www.coinmach.com](http://www.coinmach.com) Give them the machine number. If you have lost your credits in a machine contact Coinmach. Give them the machine number. Coinmach mails refund checks every Friday. Better yet, why not download the free Coinmach app to your mobile phone. It is easy to use and gets a very quick response.

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## Double Parking

Residents or their guests have been double parking and blocking other residents' vehicles or the entrances to the garages. We know that there is a parking problem in the complex. However, you and your guests must act responsibility and park your vehicles properly and in accordance with the rules.

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



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## August Board Highlights

**Financial Report Ending July 31, 2018:** Bautista & Co. reflected a deficit for the month of \$17,488, an ending cash balance of \$1,945,555 and total investments of \$1,473,620 which is designated to reserves.

**Ratification of Window and Door Installations:** The Board ratified the installation of window and door at 361 Half Moon Lane #301.

**Ratification of Proposal from Master Plumbing:** The Board ratified the proposal from Master Plumbing to replace the regulator valve for Bldgs. 18, 19 and the Clubhouse for a cost of \$5,134 to be funded from line #9998.

**Insurance Package Renewal for 2018-2019:** The Board approved the renewal proposal package from Risk Strategies for 2018-2019 for a total cost of \$307,402, contingent upon all units in the 45 unit corridor buildings install door closures on their unit doors, to be funded from line #5020.

**Laundry Machine Service Proposals:** The Board approved the proposal from CSC Services for the laundry machine service contract for a monthly commission of \$18,066.67 for a 5 year term.

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## Clubhouse Restoration

The target for completion of the Clubhouse renovation remains the 2<sup>nd</sup> week of December. Unforeseen events and variables such as material lead time, client selections, client directed change orders, supplemental and or code upgrade repairs, permits and plans could alter the project schedule. The Association will continue to update you whenever we receive new information. Please watch your building's bulletin board for updates.

### October 2018

Paint Walls & Counters/Tile

### November 2018

Cabinetry, Doors & Trim, Painting (Exterior) & Counters/Tile, HVAC, Electrical, Plumbing, Flooring & Appliances

### December 2018

Final Inspection & Punch List

The Clubhouse pool and spa are expected to open again at the same time as the Clubhouse itself.



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

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## Items in Garage

It has been reported that items are being left near the garage garbage room and elevator room doors. It would be greatly appreciated if residents would dispose of their large items by bringing them to the large compacting area at the south end of Half Moon.

This will lessen the need for the trash collectors, janitors and grounds keepers to continue to have to pick up resident's disposed of items.

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## Board Meeting

Please note that the October 2018 Board Meeting has been cancelled. The Board will next meet on November 28, 2018.

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## 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.

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## Visitor Parking

How embarrassing would it be to have your visitor's vehicle towed? You can prevent this embarrassment by informing your visitors of the parking rules prior to their visits. Here's what they need to know: Each visitor will receive a visitor pass as they enter the community, the pass must be displayed face-up on the left side of the dashboard and each pass is good for 72 hours. Your visitor can only park in your deeded space or a space labeled with a "V" and a number.

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## Emergency Contacts

Any resident living alone and/or having medical conditions, please give the Office your emergency contact information. It will be put in the your file.

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



# OCTOBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
	1	2	3	4	5	6	
7	8	9	10	11	12	13	
14	15	16	<b>No BOARD of DIRECTORS Meeting This Month</b>		18	19	20
21	22	23	24	25	26	27	
28	29	30	<b>The Clubhouse, Pool, Spa and Exercise Rooms Are Closed until Restoration Is Completed</b>				

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

**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** . . . . . Dat Tran - 415-407-4486  
 or 1-800-427-8686  
**Comcast Cable** . . . . . Craig Oborn 866-502-5191  
 Lajari "LJ" Pruitt 510-815-2003  
**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