

# CROWN COLONIST

Volume 41 Number 11

November 2018

## County Supports Seton

By David J. Canepa

With bankruptcy proceedings looming over Seton Medical Center, my office has been extremely focused on keeping the hospital open as mandated by California law. We've engaged state lawmakers, hospital operators and foundations in our quest to ensure Seton's patients continue to receive high-quality health care.

The San Mateo County Board of Supervisors unanimously approved a resolution I co-sponsored with Supervisor Don Horsley at its September 25 meeting that supports the state Attorney General Office's mandate that Seton Medical Center in Daly City continue to operate as a full-service acute care hospital with emergency services. The board's action follows the Daly City Council's approval of a resolution the previous night that the 32-acre site Seton sits on continues to be zoned for hospital use. These two actions show both the county's and Daly City's commitment to providing high-quality health care to residents in north San Mateo County.

Seton's owner, Verity Health, filed for bankruptcy August 31, which includes five other hospitals in the state formerly owned by the Daughters of Charity. I have talked to state Attorney General Xavier Becerra directly about upholding California law related to hospital sales. His office approved certain conditions related to the change of control and governance of the Daughters of Charity health system to a hedge fund called BlueMountain Capital in 2015. The conditions included that Seton remain a full-service acute care hospital with emergency services for at least 10 years from the point of the transaction.

I expect the state Attorney General's Office to appeal any decision made in federal bankruptcy court that challenges state law. We've also gotten support from state Assembly Speaker Anthony Rendon who has also urged Attorney General Becerra to maintain the conditions of approval. He sent a letter to Becerra September 7 that was signed

by lawmakers in the Bay Area and Southern California where the health system's hospitals are located.

My office has also engaged numerous private and nonprofit health systems and foundations in an effort to keep Seton Medical Center open. We have contacted Dignity Health, the Chan Zuckerberg Initiative, Sutter Health, Adventist Health, Salesforce Foundation, Hospital Corp. of America (HCA), Community Health Systems, Kaiser Permanente, Lifepoint Health, Tenet Healthcare, Prime Healthcare Services, Universal Health Services, Steward Health Care System, Catholic Health Initiatives, Providence Health and Services, Banner Health, UCSF Health, Stanford Health Care and North East Medical Services. I'm encouraged by some of the early conversations I've had with some of these operators and am optimistic a creative and collaborative solution can be found to save Seton.

I've even reached out directly to Dr. Patrick Soon-Shiong expressing my disappointment for his role in bringing the system into bankruptcy. The billionaire doctor invested heavily in Verity's operator, Integrity Healthcare, last year and promised to revitalize the system. Instead, he has put the health care needs of tens of thousands of California residents in jeopardy.

What's important is that we make sure the patients who access care now at Seton continue to be provided health care services at the hospital as mandated by the state Attorney General's Office. San Mateo County does have a contingency plan in place in case Seton suddenly closes, however, our fight continues to be that Seton remain open as mandated by state law.

*(David J. Canepa is the San Mateo County Supervisor representing District 5. He is also a former Crown Colony resident.)*

## Board Meeting

Please note that the November 2018 Board Meeting will be held on **November 28, 2018**.



**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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# Thanksgiving Hours

The schedule for November 22 & 23, 2018.

**Clubhouse** . . . . . **Closed**  
**Association Office** . . . . . **Closed Thursday & Friday**  
**Shuttle Service** . . . . . **None - Thursday & Friday**

**Reminder:** You can also add money to your laundry card on Saturdays from 10am to 4 pm.



**Daylight Savings Time  
ENDS Sunday  
November 4, 2018**

## 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".

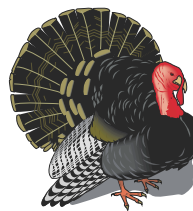
Crown Colony unit owners, currently residing in their unit (rented units - see requirements below) will need to purchase an HO6 Condominium Policy. It is recommended that a minimum "Assessment" coverage limit of \$5,000 be purchased, as all unit owners, regardless of negligence, must now reimburse (see 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,



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

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.



**HAPPY THANKSGIVING**  
FROM THE  
**MANAGEMENT AND STAFF**  
OF  
**CROWN COLONY**


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## Holiday Leaves

The Holidays are a time when some of you will be going away for extended periods of time to visit relatives and renew old acquaintanceships. If you are planning to leave Crown Colony for an extended period of time and wish to park one of your cars in the same visitor parking space for more than 72 hours, you must fill out a visitor's parking form which is **available only from the Association Office** and must be **turned in only to the Association Office**.

If the Office is unaware that you are out of town and unavailable to move your car, your car will be towed at your expense.

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



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## September Board Highlights

**Financial Report Ending August 31, 2017:** Bautista & Co. reflected a deficit for the month of \$171,575, an ending cash balance of \$1,603,818 and total investments of \$1,324,015 which is designated to reserves.

**Ratification of Proposal to Replace Damaged Asphalt on Half Moon Lane - Ideal Landscape & Concrete:** The Board ratified the proposal from Ideal Landscape & Concrete to replace the damaged asphalt on Half Moon Lane for a cost of \$3,950 to be funded from line #9925.

**Ratification of Roof Joist Replacement/Asbestos Abatement by Mark Scott Construction at Building 1:** The Board ratified the proposal from Mark Scott Construction to replace the roof joist and Asbestos abatement repairs at Building 1 for a cost of \$107,855.23 to be funded from line #9998.

**Ratification of Proposal from D.C. Taylor Co. For Roof Replacement at Building 1:** The Board ratified the proposal from D.C. Taylor for \$39,594 to replace the roof at Building 1 after the roof joist is replaced to be funded from line #9998.

**Ratification of Change Order #4 from Cagwin & Dorward:** The Board ratified the Change Order #4 from Cagwin & Dorward for \$14,744 for repairs and retaining wall work at Building 7 and some additional in-fill planting.

**Approval of 2017-2018 Audit:** The Board accepted and approved the 2017-2018 Audit as presented by John Takemoto & Co.

**Proposal from Ideal Landscaping & Concrete to Replace the Rotted Retaining Wall near the Upper Pond:** The Board approved the proposal from Ideal Landscape & Concrete for \$19,950 to replace the rotted retaining wall near the pond at Building 7 with a Versa-Lok retaining wall and to install French drainage to be funded from line #9998

**Reserve Study Update Proposal - John D. Beatty & Co:** The Board approved the proposal from John D. Beatty & Co. for \$1,900 to prepare the reserve study update to be funded from line #9983.

**Fire Alarm Testing - Pacific Signaling:** The Board approved the proposal from Pacific Signaling for the fire alarm testing for \$730 per month or \$8,760 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 \$7,134 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.

**Proposal from Cagwin & Dorward to Install a Sub Surface Drain Near the Dog Park:** The Board approved a proposal for \$2,146 from Cagwin & Dorward to install a sub surface drain near the dog park to be funded from line #9915.

**Approval of Funds for a New Shuttle Bus Lease:** The Board approved the cost to lease a new shuttle bus rather than buy a new bus for a cost of \$1,129.55 per month for 60 months.

**Authorization for Sunrise to Proceed with Recording a Notice of Default for APN#s 101-140-060, 101-140-260:** The Board approved the authorization forms for Sunrise to Proceed to record Notice of Defaults for the APN#s listed.

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## Employee Bonus Fund

Your Board urges you to donate to the annual Employee Holiday Bonus Fund as a way to show Crown Colony's hard working employees that we appreciate the work they do throughout the year. Contribution is strictly confidential and voluntary.

This year there are two ways to contribute to the Bonus Fund:

- 1) You may donate via PayPal by going to Crown's website at [www.crowncolonyhoa.com](http://www.crowncolonyhoa.com), clicking on the "Notices" tab and then the "Donate Now" button; or
  - 2) Write a check, enclose it in the green envelope addressed to Bautista & Co. which came with your November dues statement and mail it in.
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## Packages

If you have ordered something and are expecting a package delivery, make sure to check both by the mailboxes and outside your building's front door to see if it has arrived. Please pick it up promptly. This will lessen the chance of theft. Most internet orders allow tracking your package so you will know when it arrives.



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

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

# November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
The Clubhouse, Pool, Spa and Exercise Rooms Are Closed until Restoration Is Completed				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22 <b>Happy Thanksgiving</b>		23 24
25	26	27	28 <b>BOARD of DIRECTORS</b> Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm		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: . . . . . 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