

# CROWN COLONIST

Volume 41 Number 12

December 2018

## Association Wins!

A couple of years ago, Crown had to do some fairly extensive re-paving because the roots of the trees in the CalTrans right-of-way had buckled a portion of Half Moon Lane's pavement. We had the work done and submitted a claim to CalTrans for reimbursement.

About a year later, Caltrans denied our claim and the Association sued CalTrans. Eventually a mediation hearing was scheduled for November, 2018. In late October, CalTrans decided to pay the claim in full as well as reimburse the Association for all legal fees and costs. In the end, CalTrans reimbursed your Association the sum of \$57,353.

This victory for your Association was due to the hard work and perseverance of our manager Rita Nicolas, the legal talent and skills of our attorney, Maria Kao and finally the admission by CalTrans that Crown's claim was valid and justified. The Board thanks all involved for their successful efforts.

## Clubhouse Status

*by Rick Crump*

Along with the rest of you, I have felt nothing but frustration with the slow pace of the Clubhouse restoration. Unfortunately there is nothing the Board or management can do. The project is under the control of the insurance company and their contractor.

There is one major mitigating factor to be considered. One month after we suffered our fire, thousands of residences burned in the Napa and Sonoma County wildfires. This has put an incredible strain on the availability of labor, materials and other resources that otherwise could have been directed toward the Clubhouse restoration.

I would hope that we all agree that the most important thing is to get people back into their homes and that the Clubhouse should be a lower priority.

The good news is that as of the second week in November we finally got an updated schedule (see the table below) for the restoration work. I am fairly comfortable in saying that the Clubhouse and its pool and spa should be reopened in early February.

We are grateful for your patience and understanding. I hope that all residents make full use of the restored Clubhouse and the new equipment in its exercise rooms.

Trade	Start	Complete
Drywall textured	11/9/18	11/23/18
Tile Installation	11/8/18	12/13/18
Interior Paint	11/20/18	12/7/18
Saunas Installed	12/1/18	12/15/18
Kitchen Cabinets	12/17/18	12/21/18
Bathroom Accessories	12/26/18	1/10/19
Flooring	1/14/19	1/31/19
Lighting, Elec. Trim	1/17/19	1/28/19
Final Inspection		2/1/19

## Holiday Hours...

Date	Office	Bus
12/24/18	Closed	NO
12/25/18	Closed	NO
12/31/18	Closed	NO
1/1/19	Closed	NO

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



**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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## 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.

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## 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.

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## 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 groundsman 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.

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## 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.

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## "No Parking"

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



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

Monday - Friday. 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.

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## Unsightly Balconies

Only the following items are allowed: gas grills, plants, approved storage containers and outdoor furniture. Nothing else is allowed. Under no circumstances are you allowed to dry clothes on your balcony or patio.

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## Garbage Rooms

The Association Office continually receives complaints that residents are not properly disposing of their garbage. They are not putting it in tightly tied or sealed plastic bags. Crown Colony rules require that "Garbage and trash shall be disposed of in garbage chutes or bins. Garbage must be wrapped or sealed in plastic bags before it is put into a chute or bin. Caution must be taken not to put any burning material into the chutes or bins." Please do your part. Seal your garbage bags tightly and make sure they go down the chute. Please do not leave your bags of garbage on the floor of the garbage rooms. This way we can all avoid unwanted pests, dirty garbage rooms and smelly garbage chutes.

If a bag is too large for the chute, it must be taken downstairs to the garage and placed near the garbage room doors. Please make sure you leave in such a manner as not to impede cars going to their parking spaces. Also please remember to recycle your boxes. Your cooperation is greatly appreciated.


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## Open Doors

The Association Office has received complaints that residents are propping open the exit/entrance doors to the corridor buildings. This practice allows anyone to go inside. It also can cause the door to improperly close and necessitating costly repairs. If you have workmen in your unit please make sure they do not improperly prop these doors open.

It is important that the front glass door and the fire doors remain closed and locked for security and safety purposes. If anyone sees of these doors being propped open, please close it immediately.

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



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# Reflections on 2018

By David J. Canepa

As the holidays approach, it's time to reflect on the past year and to look ahead to a prosperous 2019. I'm finishing up my second year as San Mateo County Supervisor and I must say I feel so blessed. My young son Piero, who many of you may remember was born while my wife Ana and I lived at Crown Colony, is 16 months old now, walking strong and ready to talk.

My office held some great events this year, including a health fair at Serramonte in November and an Emergency Preparedness Fair at Skyline College in April. Our office also facilitated the first ever CPR training for freshman at Westmoor High School in partnership with American Medical Response.

We broke ground on a new library in Brisbane this year with a \$2 million investment by San Mateo County. We also contributed \$2 million for the expansion of the Daly City Youth Health Center, where youth receive primary care at the medical clinic and counseling from county behavioral health professionals. The center plays an integral part in the everyday lives of thousands of youth and I'm proud to support it.

Also, for the first time ever, the flag of the Philippines was raised at the historic Redwood City Courthouse to commemorate the nation's 120th anniversary in June.

Our office also contributed to various local non-profits this year including the North Peninsula Food Pantry and Dining Center of Daly City. We also contributed \$50,000 to the Colma Fire Protection District to purchase life-saving breathing apparatus.

One of my proudest investments was for the Skyline College Promise Scholars Program. It provides free tuition, books, transportation and other services for about 700 incoming freshman a year. Another initiative my office is spearheading is Age-Friendly Cities. By 2030, it is estimated that 25 percent of county residents will be 65 or older. Age-Friendly Cities will identify projects

that will improve the lives of our aging population. It's being first piloted in Daly City, Pacifica and Redwood City.

As far as legislation goes, we expanded state law that ended charging juveniles who were incarcerated. I sponsored a resolution that forgave past charges that forgave \$12.6 million in past due debt. Last month, San Mateo County became the first to embrace SB 821, state law that allows cities and counties to expand its emergency notifications protocol. The county's emergency notification system, SMC Alert, has about 70,000 subscribers but not many in north county. SB 821 will allow the county to notify hundreds of thousands of residents during emergencies, such as the Paradise fire last month when the bay's air quality was dangerous.

I love my job and have to give you the residents of Crown Colony a lot of credit for supporting me over the years as I sought this new chapter in my life. Please never hesitate to call my office if there is anything I can do for you at (650) 363-4572. Happy Holidays from my family to yours.

*(David J. Canepa is a member of the San Mateo County Board of Supervisors a former mayor of Daly City and former Crown Colony resident.)*

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## New Dryers

After inserting your laundry card into the new dryers, choose the drying temps you wish and push that button. Remember to continue to push the button until the dryer starts operating.

To add additional time to your dryer, remove card and reinsert it. Then push the button for the drying cycle you are currently using. Seven minutes of additional drying time costs 15 cents.

If there is a problem with a washer or dryer please report it immediately. A handy way to do this is to use the CSC app. This is available from your android or Apple app store. CSC will inform you when the machine has been repaired or when a refund has been issued.



# HAPPY HOLIDAYS



**from the Management & Staff of Crown Colony**

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**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**

# DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<b>The Clubhouse, Pool, Spa and Exercise Rooms Are Closed until Restoration Is Completed</b>						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	<b>BOARD of DIRECTORS No meeting this month</b>		20	21
23	24	25	<b>MERRY CHRISTMAS!</b>		28	29
30	31					

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**