

# CROWN COLONIST

Volume 42 Number 5

May 2019

## Promise Scholars Program

By David J. Canepa

I was proud to award Skyline College \$50,000 in district-specific Measure K funds to support its Promise Scholars Program. 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 for up to 700 students.

I am incredibly impressed by the fact that 64.4 percent of individuals enrolled in the pilot program last year were first-generation college students with many residing 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 \$50,000 from my office's Measure K district-specific budget at its March 26 meeting.

Last year, my office granted the program \$5,000 and upped it to \$50,000 based on student success. The goal is to greatly expand the county's support of the program as it continues to prove its benefits to the community.

In other news, San Mateo County is promoting the safe disposal of sharps, which saves our children, saves our environment and our wildlife from harm. It's a simple, cost-effective tool that keeps our community safe. Too many of these items end up in the garbage, where they can do great harm and spread infectious disease. Safely dispose of sharps at a drop-off location in a sealed, puncture proof container at 14 drop-off locations including in Daly City at Kaiser Permanente at 395 Hickey Blvd., and the Mike Nevin Health Center at 380 90th St.

California state law Section 118286 of the California Health and Safety Code makes it illegal to dispose of sharps waste in the trash or recycling bins and requires

that all sharps waste be transported to a collection center in an approved sharps container. This includes hypodermic needles, pen needles, intravenous needles, lancets and other devices that are used to penetrate the skin, for the delivery of medications.

*(David J. Canepa is a member of the San Mateo County Board of Supervisors representing District 5, former mayor of Daly City and former Crown Colony resident.)*

## Your Board

The members of the 2019/20 Crown Colony Board of Directors are:

**Rosemarie Barrios**  
**Alaina Bevis**  
**Rick Crump**  
**Sharon Singletary**  
**Mary Slade**

Please feel free to contact Board members by calling the Association Office at 650-756-8220 or writing to [cchoa@crowncolonyhoa.com](mailto:cchoa@crowncolonyhoa.com).

## Election Results

The results of the Board Election are:

Alaina Bevis - 231;  
Rick Crump - 279;  
Dave Matthews - 131

## Raffle Winners

The lucky winners of prizes awarded at Crown's 39<sup>th</sup> Annual Meeting's Raffle are:

\$50.00 Macy's Gift Certificate. . . . . **P. Farrar**  
\$50.00 Outback Gift Certificate . . . . **J. Jamil-Panah**  
\$50 Credit Toward 1 Month's Dues . . . **W. Anderson**  
\$100 Credit Toward 1 Month's Dues . . . **E. Flaherty**  
\$150 Credit Toward 1 Month's Dues . . . . **J. Sparks**  
Credit of One Month's Regular Dues . . . . **R. Ursua**



**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!**

---

# 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 to also consider purchasing Loss of Rental Income coverage.

---

## Don't Rush to Flush

If you have left over medication, please do not toss it away in the garbage or flush it down the toilet. San Mateo County now has over 50 medicine disposal locations available for residents to dispose of medicine safely. By taking your unwanted or expired medicine to one of these convenient locations and disposing of them in the kiosks provided, you are protecting the environment, preventing overdoses and errors, and helping keep drugs away from kids and teens. Locations near Crown Colony are:

Kaiser Pharmacy - 395 Hickey Blvd, 1st Floor

Chinese Hospital Pharmacy - 386 Gellert Blvd, Suite A

CVS - 375 Gellert Blvd.

---

## Barking Dogs!

Recently the Association Office has been receiving an increasing number of calls from residents complaining about dogs barking from units balconies and townhouse patios. Often when the guards go to the unit to investigate the disturbance, they find no one is at home. If you are away from your unit, you should not keep your animal outside where it can cause a disturbance. This is a noise violation and can result in an invitation to appear before the Board and a possible fine.

---

## Extended Leaves

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.



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

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



---

# Annual Meeting Highlights

It was announced that the Board adopted the IRS Revenue Ruling at the February 20, 2019 regularly scheduled meeting.

The February 28, 2019 unaudited financial report, which reflects a monthly surplus of \$30,897, an ending cash balance of \$1,595,611, of which \$1,314,573 is designated to reserves.

Mr. John Uhl of Risk Strategies, the Association's insurance brokers, recapped the Association's insurance coverages. He 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. He also advised off-site owners to require their tenants to carry an HO4 renters' insurance policy. Mr. Uhl reminded all owners that they must insure their upgrades and personal property. He also discussed the challenges of rebuilding the clubhouse after the fire.

San Mateo County Supervisor Dave Canepa addressed the owners about updates on Seton Hospital purchase, programs for seniors, affordable housing which includes 500 new units in Midway Village near the Cow Palace. Mr. Canepa also mentioned that he is the Chair for the San Mateo County Office of Emergency Services.

Mr. Crump addressed the owners of projects that included the clubhouse renovation status 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. He also said that the HOA is aware of the ongoing problems with the laundry machines and that we have requested they be replaced with the Speed Queens and it appears this is going to happen soon. He mentioned the Parking Committee should resume once the clubhouse is open for use. He advised the owner that we are hopeful of a soft opening in April 2019.

In Open Forum Several owners had questions that included credit on the dues for no use of the clubhouse for a year and a half, tennis court plans, electricity saving ideas, when will the clubhouse pool and spa open, cancelling shuttle bus service, commercial vehicles on the property, signs over the fire extinguishers, new

patio/deck lights, security services issues, security cameras, recycling and trash debris removal by contractors, laundry machines, towing of vehicles, jettering of the townhouse main lines and pot holes. Mr. Crump addressed their concerns and questions

---

## Vendors

Residents frequently call the Association Office to ask who the Association uses to make various kinds of repairs. The following is a list of the various vendors the Association uses.

### Appliance Repairs

Lee' Appliance . . . . . 650-992-2431

### Carpet / Flooring

Advantage Flooring-Leonard D'Ull . . . . . 510-856-0505

### Carpet Cleaning or Restoration

PRS . . . . . 650-592-5462

### Electrician

Muscio Electric . . . . . 650-359-5360

### Locksmith

M.J. Borg Locksmith . . . . . 650-589-9757

### Pest Control Service

Alert Pest Control . . . . . 650-756-2225

### Plumbing

F&A Plumbing . . . . . 415-728-5213

Van Go Plumbing . . . . . 415-755-7405

### Window and Door Replacements

Dan Butler & Associates . . . . . 650-784-3281

Please note: It is not a requirement and this is not an endorsement to use these companies. This information is provided as a courtesy; owners use these companies at their own risk.

---

## Close the Bins

We have noticed that residents are not closing the lids to the garbage and recycling bins after using them. We are asking that residents remember to close the lids when throwing out their garbage or recyclables. Leaving the lids open creates a potential animal, rodent or insect problem. If you are unable to close the lid for whatever reason, please call our office during office hours or the front gate at all other times and we will take care of it.



**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**

# M A Y

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
			1	2	3	4	
5	6	7	8	9	10	11	
12	13	14	<b>15 BOARD of DIRECTORS</b> Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm		16	17	18
19	20	21	22	23	24	25	
26	27	28	29	30	31		
<b>MEMORIAL DAY</b> Office Closed - No Bus							

The Colonist is a private publication created for the members of the Crown Colony Homeowners Association  
 379 Imperial Way, Daly City, CA 94015

<b>COMMITTEE MEETINGS</b>
Architecture: . . . . . When posted Building, Maintenance & Finance: . . . . . 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

<b>IMPORTANT NUMBERS</b>
<b>EMERGENCY . . . . . Dial 911</b> <b>Front Gate (24 Hours) . . . . . 994-0255</b> or dial 350 on any Building Directory <b>Crown Colony Office. . . . . 756-8220</b> Rita Nicolas e-mail: cchoa@crowncolonyhoa.com <b>Common Interest Management . . . . . 286-0292</b> Bob Burton <b>Bautista &amp; Co. . . . . 697-7907</b> Cecille Osmena, 214 Broadway, Millbrae, CA 94030 <b>Wave Cable . . . . . Adam Resendiz - 925-391-7930</b> or 1-800-427-8686 <b>Comcast Cable. . . . . Craig Oborn 866-502-5191</b> Lajari "LJ" Pruitt 510-815-2003 <b>Coinmach Laundry. . . . . 1-877-264-6622</b> <b>Crown Colony Properties. . . . . 650-994-0300</b> <b>Van Go Plumbing. . . . . 415-755-7405</b>

<b>BUS to BART</b>
<b>Monday thru Friday</b>
<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
<b>Schedule subject to change</b>