

Gellert Park Upgrade

By David J. Canepa

I'm incredibly excited that Gellert Park will get a \$926,000 makeover thanks to the San Mateo County Board of Supervisors approving the expenditure from my district-specific Measure K funds. Renovations will include a new restroom building, improvements to the barbecue area, lighting upgrades for the tennis and basketball courts and an update to the kids' playground that will accommodate children with special needs.

Gellert is a Daly City treasure and is highly utilized by children and adults alike. I can't wait to see the improvements. This is another example of how the county has stepped up to improve the quality of life for our residents through Measure K.

This is the biggest investment in district-specific Measure K funding for any project since I joined the Board of Supervisors in January 2017. Kudos to new Daly City Manager Shawna Maltbie and Parks Department staff for working with my staff to get this deal done. This is a huge win for our community.

In other news, north county residents will soon enjoy smoother and safer trips thanks to a reconstruction project approved in May by the Board of Supervisors.

A Street and Second Avenue, located in an unincorporated area north of the Colma BART station, needs more than a little tender loving care, according to our Public Works Department. So, it has taken on a project to reconstruct the roadways and sidewalks.

Funds come from a variety of sources, including Senate Bill 1, the 2017 legislation that will invest gas taxes to fix roads, bridges, freeways and more while also putting dollars to work improving transit and safety.

(David J. Canepa is a member of the San Mateo County Board of Supervisors representing District 5 which includes Daly City and He and his wife are former Crown Colony residents.)

Remember - July 4th & 5th

- 1) Office, Clubhouse and gyms - CLOSED
- 2) Bus service - July 5th ONLY
- 3) You cannot add money to your laundry card
- 4) No fireworks on Crown Colony property

BBQs

Remember: Only propane fueled barbeques are allowed on Crown Colony's decks and patios. Also your barbeque must have a lid that can be closed in case of emergency.

Break-In Prevention

This is a perfect time to remind residents in the complex to be aware of their surroundings and to watch for any suspicious activity that may be happening. We would also like to remind owners to lock their doors and not leave any personal items in view to attract potential thieves. A club on the car and/or a car alarm is also a good idea to have installed. The HOA does not cover personal property, but If you are the victim of a break-in, we urge you to report this to the front gate and call the police department immediately and file a report.

The guards are on the property to observe any suspicious behavior; however, they cannot be everywhere at once. We ask that all residents watch for any suspicious behavior or activity in or around your buildings or the common area and report anything that appears to be suspicious to the front gate or to the police promptly.

Staff Parking

Please remember to observe the staff parking signs in the Clubhouse Circle. Failure to do so will result in your vehicle being towed without your being given any warning or notice.



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!

Bathroom Fans

In May, a resident, who was home at the time, smelled something burning in her unit and went into the bathroom and saw the fan in the ceiling had caught fire. She reacted quickly by calling 911 and got her extinguisher and put the fire out before the Fire Department arrived. Her quick thinking kept this incident contained to only her unit. The Fire Department had to cut a hole in the roof as this unit was on the 3rd floor and they wanted to make sure there were no hot spots in the ceiling of the unit. Thankfully, the only damage was in the bathroom and the roof over the unit.

We want to remind all owners that some bathroom fans are the original fans and are over 45 years old. Over time the motors can get worn out and start to deteriorate as happened in this case. If you have a noisy fan or one that has a motor that is not functioning properly, you should get it replaced or looked at by an electrician.

This is also a good time to remind all owners that they must maintain a personal insurance policy on their units and also for those owners renting out their units, they should require their tenants to also have a renter's policy. The Association has coverage, but the deductible is \$5,000 and the owner, if it's determined they are at fault, is responsible for this cost.

New Windows & Doors

Before replacing your windows and sliding doors, you must pick up a window replacement packet from the Association Office. The agreement form that is included must be signed by the owner and the contractor and returned to the office prior to any installation taking place. The agreement will then be signed by an HOA representative and returned to the owner who can then send it to their contractor and the work can take place.

Backups

It's been a long day and you are glad to be home. You walk in and discover a sink is backed up, slow draining or any other plumbing issues that you are not sure who is responsible for. What do you do now? You call Van Go Plumbing, the Association's plumber at (415) 755-7405.



Contact us via e-mail at
cchoa@crowncolonyhoa.com
On the Web:
www.crowncolonyhoa.com

Van Go will determine if the problem is in the main line or if it is in the unit's line. If the problem is in the main line, The Association is responsible and will be billed accordingly. If it is the unit's line, the resident is responsible for paying for the services when completed. Also, if you hear gurgling in your plumbing line or if your line is draining slowly, call the Association Office at (650) 756-8220 and report it. What you hear can be an indication of a future problem and the line should be cleared immediately before a back up occurs.

There are other important numbers on our website that may benefit residents. The Crown Colony website is www.crowncolonyhoa.com. Click on Important Numbers at the bottom of the home page.

Dues Change

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 and to remit it in full. Thanks.

Remodeling Your Unit?

It has been reported and observed that owners or contractors hired by owners to remodel their units are using the garbage containers located throughout the property or the area in the garages near the garbage rooms doors to dispose of old material.


The Association Office is requesting that old material and large items be taken to the area reserved for the disposal of such items near the compactor on Half Moon Lane adjacent to the Chevron Station. If you have any questions, please call the Association Office.

Summer Pool Fun

Summer is here and the clubhouse pool is finally open again. Many residents will be enjoying the pools with their families. We wanted to remind all residents that you may bring 4 guests (not including the residents residing in the unit) to the pool.

If you have more than 4 guests, you will be asked to leave so please plan accordingly. Please follow the rules and report anyone that is behaving bad or causing a disturbance. The Clubhouse Pool is open from 5am to 11pm Sunday thru Thursday and 5am to 1am Friday and Saturday.

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



May Board Highlights

Financial Report Ending April 30, 2019: Bautista & Co. reflected a surplus for the month of \$13,400.62, an ending cash balance of \$1,684,455, and total investments of \$1,455,008 which is designated to reserves.

Ratification of Window and Door Installations: The Board ratified the installation of a window and door at 357 Half Moon Lane #14.

Ratification of Proposal from Cagwin & Dorward for Pre-Approved Irrigation Repairs: The Board ratified the proposal from Cagwin & Dorward for pre-approved irrigation repairs as needed to be funded from line #9913.

Janitorial Service Contract - Custom Maintenance: The Board approved the proposal from Custom Maintenance to perform the janitorial services for an annual cost of \$178,800 which represents a 5% increase over last year's cost to be funded from Line 5192.

Compactor Service - Case Industries: The Board approved the proposal from Case Compactors to perform the garbage compacting service 3 times per week for a cost of \$165,852 plus \$7,441 for 7 holiday costs for a total of \$173,293 effective July 1, 2019 - June 30, 2020 to be funded from Line 5420.

Elevator Service Contract - Transbay Elevator Co: The Board approved the proposal from Transbay Elevator Co. to provide the inspection and lubrication on 14 elevators for a cost of \$1,260 per month or \$15,120 annually which represents no increase from last year's cost to be funded from Line 5110.

Pest Control Contract - Alert Pest Control: The Board approved the proposal from Alert Pest Control for the pest control services for a cost of \$640 per month or \$7,680 annually which represents a \$40/month increase from last year's cost to be funded from Line 5160.

Accounting Services Contract - Bautista & Co: The Board approved the proposal from Bautista & Co. effective July 1, 2019 through June 30, 2020 for an annual cost of \$46,200 to be funded from line #5001.

Pool and Spa Service Contract - Azure Pool Service: The Board approved Azure Ppool Service's proposal for a cost of \$1,040 per month or \$12,480 annually for 4 days of service to be funded from Line 5170.

Sales & Leasing Office Renewal Proposal - Crown Colony Properties: The Board approved the renewal

proposal from Crown Colony Properties which reflects commission for the HOA as follows: \$200 for each "side" for a sale and \$100 for each rental that has been implemented effective July 17, 2019.

Renewal Proposal from Pro-Sweep: The Board approved the renewal proposal from Pro-Sweep to provide sweeping services on the roads twice a month for a cost of \$672 per month to be funded from line #5145.

Semi-Annual Carpet Cleaning Proposal - PRS Restoration: The Board approved the proposal from PRS Restoration to clean the hallway carpets and elevators for a cost of \$10,559 to be funded from Line 5190.

Proposal for Construction Package #23 - PRG Construction: The Board approved the proposal from PRG Construction for the deck reconstruction package #23 for a cost of \$175,000 to be funded from line #9707.

Architectural Services for 2019-2020 for Package #23: The Board approved the proposal from Norman Hooks to provide the architectural services for deck stack package #23 for a cost of \$15,920 to be funded from line #9722.

Proposals from Cagwin & Dorward - Phase 8A, 8B and In-Fill: The Board approved the proposals for the phase 8 planting which include 8A for a cost of \$111,802, 8B for a cost of \$76,211 and the in-fill planting for a cost of \$4,744 for a total cost of \$192,757 to be funded from Line 9915.

Phase 8 and In-Fill Plant Lists - Mission Blue and Pacifica Nurseries: The Board approved the plant lists from Mission Blue for a cost not to exceed \$3,000 and from Pacifica Nurseries not to exceed \$17,500 to be funded from line #9915

Proposal from Station 1 Fire Protection for 5-year Standpipe Repairs: The Board approved the proposal for \$13,616.67 from Station 1 Fire Protection to make the necessary standpipe repairs from the 5-year standpipe inspection to be funded from Line 9973.

Proposal from Transbay Elevator Co. For Pumping Unit Parts for Storage: The Board approved the proposal from Transbay Elevator Co. for \$5,950 to furnish a pumping unit and parts to keep in storage for a future failure to be funded from line #9905.

Authorization for Sunrise Assessment Services to Proceed with Recording Delinquent Assessments for APN# 101-200-450: The Board authorized Sunrise Assessment Services to proceed with recording delinquent assessments for the APN# listed.



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



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4 HAPPY 4TH OF JULY		5 6
7	8	9	10	11	12	13
14	15	16	17 BOARD of DIRECTORS Work Session 5:45pm Executive Session 6:15pm Open Forum 6:45 pm Meeting 7 pm		18 19	20
21	22	23	24	25	26	27
28	29	30	31	Clubhouse Hours Mon. thru Fri. 9 am - 6 pm Sat. & Sun. 10 am - 6 pm Recreation office: 991-3441 Staff: Ferdie & Anne		

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 rd Wed. 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
Bautista & Co.	697-7907
Cecille Osmena, 214 Broadway, Millbrae, CA	94030
Wave Cable	Adam Resendiz - 925-391-7930 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		