

CROWN COLONIST

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Fight to Save Seton

By David J. Canepa

As a federal bankruptcy judge has already approved the sale of Seton Medical Center to Strategic Global Management, also called KPC Health, the transaction must now be approved by the state Attorney General's Office.

The AG's office held a public meeting August 29 in Colma to give the public a chance to share their opinions on the sale. KPC is also buying Seton Coastside in Moss Beach and two hospitals in Southern California previously owned by Verity Health and the Daughters of Charity.

From my perspective, KPC has committed to keeping these hospitals open and that's incredible news for Seton's employees and the tens of thousands of mostly vulnerable patients in San Mateo and San Francisco counties they care for each year. At the AG meeting, I made a case as to why Seton should remain a full-service acute care hospital with 24-hour emergency services as mandated by the AG's office in 2015, when the Daughters gave over control of their properties to Verity Health.

My office formed a bi-county working group in 2018 with stakeholders from San Francisco and San Mateo counties with a sole effort to save the hospital, a goal that is hopefully nearing completion.

As our county's population is rapidly aging, 25 percent of us will be 65 or older by 2030, it is imperative that services provide a combination of protection, support, prevention and advocacy for our north county residents. Skilled nursing services are scarce, and we need to keep a minimum 116 licensed skilled-nursing beds at Seton. I will continue to advocate for Seton, its patients and staff until the sale is finalized.

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

Staff Parking Spaces

By now, all residents should be familiar with the new 24 hour visitor parking spaces in the circle outside the clubhouse. You should also be aware that four of the visitor spaces (those closest to the clubhouse) are reserved for staff from 7:00am - 6:00pm on Monday through Friday. Residents and/or guests are parking in these spaces during the hours that they are assigned to the staff parking. This is a violation of the parking rules and those violators are subject to being towed. You will not be called and you will be towed.

Also residents are getting home and parking in these spaces prior to 6:00pm which is a violation. The guards have been instructed to tow vehicles in these spaces that are violating the staff parking rules. Residents are also waiting near these spaces until they clear at 6:00pm and blocking the road. This is also a violation and the guards will be monitoring this too. If the guard asks you to move and come back at 6:00pm and if you do not comply, you will be subject to a fine. The shuttle bus has to turn around in the circle and it is difficult to do so if there are cars blocking the road. Avoid the inconvenience and cost of getting towed or having to appear at a hearing and a possible fines. Please obey by the parking rules for these staff parking spaces. Remember, you will not be called and you will be towed.

Disposal of Household Batteries

When your batteries quit working they should not be dumped with your household garbage. Expired household batteries should be brought to the Association Office for disposal. There will be a container at the clubhouse for residents to drop off their batteries. Prior to dropping them off, please place a piece of tape across the top of the batteries to prevent the tops from touching other batteries.



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!

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.

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.

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 CSC at **1-877-264-6622**, www.cscsw.com or use their handy mobile app. Give them the machine number. If you have lost your credits in a machine contact CSC. Give them the machine number. CSC mails refund checks every Friday.

Watch Where You Park!

Vehicles parked in red zones are subject to immediate tow. Residents will not be called and the owner of the vehicle will be responsible for all towing costs. We understand the visitor parking is very limited; however, red zones must be kept clear for emergency vehicles only.

Residents that park in other residents' spaces are also subject to tow. It is very inconsiderate for drivers to park in another owner's assigned space. Many violators have been fortunate that the owner of the space chose not to tow them, but they may not be that lucky the next time. To avoid the possibility of being towed, do not park in an unauthorized space.

Working on Vehicles

The Association Office has received several complaints of residents working on their cars in their assigned parking spaces and also in visitor parking spaces. This is against the Rules and Regulations and can be subject to fines. The only type of work you can do is emergency services, such as changing a tire or getting a battery jump. No mechanical, oil changes or other fluid repairs are permitted.

Junk Mail

Please do leave your junk mail on top of the mailboxes. Please recycle it.



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

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



August Board Highlights

Financial Report Ending June 30, 2019: Bautista & Co. reflected a surplus of \$46,307.62, and ending cash balance of \$2,088,134 and total investments of \$1,539,532 which is designated to reserves.

Financial Report Ending July 31, 2019: 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 windows and doors at 397 Imperial Way #103.

Ratification of Legal Services Plan Renewal Proposal - Berding & Weil: The Board ratified the Legal Services Plan Renewal proposal from Berding & Weil for a cost of \$1,500 to be funded from line #5025.

Ratification of Stream Pump Replacement Proposals - Pacific Water Art: The Board ratified two proposals from Pacific Water Art for a total of \$6,508 to replace the stream pump and re-plumb the existing plumbing at the upper pond to be funded from line #9910

Ratification of Proposal from Van Go Plumbing: The Board ratified the proposal from Van Go Plumbing to make the necessary underground pipe repairs at bldg. 14 for a cost of \$5,399 to be funded from line #9953.

Insurance Package Renewal for 2019-2020: The Board deferred the renewal to the 9/18/19 meeting.

Adoption of Code of Conduct and Ethics Policy for Board Members: The Board adopted a Code of Conduct and Ethics Policy for Board members that all Members of the Board of Directors must sign a copy of the Code of Conduct and Ethics Policy prior to beginning their Board service.

Proposal for Clubhouse Spa Leak Repairs - Adams Pool Solutions: The Board approved the proposal from Adams Pool Solutions for \$6,250 to repair 3 underground leaks at the clubhouse spa that will be done when the spa is re-plastered in November to be funded from line #9956.

Plumbing Alert

One night recently, a resident's faucet top broke off when they tried to turn it on causing water to flood into

their unit. When the resident tried to turn the shut-off valve off, they discovered the valve was frozen shut in the open position. The guards were contacted and they in turn contacted the on-call maintenance man. All the while the unit was flooding and water was seeping into the units next door and below. The water was turned off in the garage and the leaking then stopped, but not before thousands of dollars damage had occurred to a number of units.

This problem could have been prevented. It is important that owner's maintain their shut off valves. The Association urges you to periodically inspect all your shut off valves to make sure they work and that they are not frozen. Turn the valve all the way off in a clockwise direction. Next flush the toilet or turn on the water in your sink to confirm the valve is totally shut off. There should be no water running. Turn the valve all the way back on a counterclockwise direction. If your water is running with the valve in the off position, your shut off valve is not holding and it needs to be replaced.

If you cannot turn your shut off valve or it needs to be replaced, you need to call a plumber. When repairs are being made, the water for your unit will need to be shut off. Since this will affect neighboring units, we request that you call the Association Office so we can provide the effected units with 48 hour notice of the shutoff.

Wrong-way Driving

The HOA Office has witnessed and has also received reports of vehicles driving the wrong-way in the complex. There are very clear signs in these one way areas stating Do Not Enter or actual one-way arrows. It is a safety violation and costly too. Residents that have been observed driving the wrong-way and have attended hearings have many excuses, however, the Board takes these violations very serious and fines starting at \$100 are assessed.

Barking Dogs

The Association Office has been receiving calls from residents complaining about barking dogs on the balconies and patios of various units. If you are away from your unit, you should not allow your animal out on the deck to cause a noise disturbance.



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

October

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