

# CROWN COLONIST

Volume 43 Number 1

January 2020

## Happy holidays

By David J. Canepa

As the holidays draw closer and we approach 2020, I am so thankful to serve as your San Mateo County Supervisor representing District 5, which includes the residents of Crown Colony. I am also thankful for my beautiful wife Ana and son Piero, who both keep me grounded.

Piero was born during my first year in office and watching him grow up every day is the joy of our lives. I am also grateful to my staff Tony Buyudan, Mike Richardson, Ann Keighran and Bill Silverfarb for helping me to address the needs of my constituents in District 5 and for creating policy that will improve the lives of all county residents.

As I finish my third year in office and seek another term in 2020, I am thankful also for my colleagues on the board.

As the year comes to an end, I'd like to thank you all for taking the time to read my monthly column and for your support.

In other news, I was proud to be the keynote speaker as Skyline College in San Bruno celebrated its 50th anniversary in November. About 300 attended the gala at the Farallon Room, an incredible venue at the new Environmental Sciences Building overlooking the Pacific Coast. I'm a proud alum of the college and my success today has a foundation on that campus.

It was a momentous night and a highlight of the year. The students in attendance at the gala were the true stars of the night, however. They will be the leaders of this county in the future and deserve the best education our tax dollars can provide them.

Happy Holidays, Merry Christmas and Happy New Year from my family to yours!

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

## Wipes, etc.

Many baby products and adult personal hygiene products, along with household wipes and cleaning towels are labeled as "DISPOSABLE" and as "FLUSHABLE." While these products may be marketed as a convenience item in this way, the truth is that these types of items have the ability to clog and stop up not only the sewer line on your property, but also can cause blockage and service problems in the outside sewer and pump stations.

Unlike toilet paper, these products **DO NOT** break down once they are flushed. They can cause blockages in your on-site sewer lines, especially older pipes that may have grease, roots and other obstructions already existing. Repairs to these pipes caused by these blockages can be very costly. This problem has been occurring at Crown Colony and seems to be getting worse. The plumbers that have been clearing lines here have labeled wipes and other adult personal hygiene products as the cause of some very bad back ups in the garages and outside on the main roads. These so called "DISPOSABLE" and "FLUSHABLE" items are getting caught up with other items that are currently in your sewer lines. Thick toilet paper, paper towels, cotton swabs, dental floss, sanitary pads and toilet cleaning pads, to name a few, are contributing to the clogs and back-ups. **DO NOT DISPOSE OF ANY PRODUCTS DOWN THE TOILET EXCEPT TOILET PAPER!**

## In An Emergency

In a non-life threatening emergency such as a plumbing incident, power issue, etc., please call the HOA Office (650-756-8220) during normal business hours or the 24 hour security number (650-994-0255) prior to proceeding to call out a company on your own. All owners who rent their units should advise their tenants to do the same and to make sure they also notify you, the owner, if any emergency should occur.



**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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## 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.

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 the residents. The Crown Colony website is [www.crowncolonyhoa.com](http://www.crowncolonyhoa.com). Click on Important Numbers at the bottom of the home page.

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## Water Shut-Offs

The water supply lines serve multiple units. If you are having plumbing work done and need the water to your unit shut off for a period of time, please let the Association Office know at least 48 hours ahead of time. This will give the Association time to notify the other units on your supply line and give them adequate notice of the impending shut-off.

The Association Office will need to know the following:

- 1) The day of the repair;
- 2) What time the water needs to be turned off; and
- 3) For how long.

On the day of the repairs, you need to call the Office when the plumber arrives. Maintenance personnel will meet the plumber at your building and show him how the water should be shut off. When repairs are completed, either the plumber or the maintenance personnel can turn the water back on.



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

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## Supply Lines

Maintenance of the supply lines that connect to your unit's shut off valves is very important. If you currently have plastic supply lines they should be replaced immediately with metal or steel braided ones. Some experts maintain that the metal and steel braided ones should be replaced every 5-10 years if they get heavy use. Replacement is inexpensive compared to the costs that you may be responsible for if your lines burst. Damage to your and neighboring units can run into the thousands of dollars.

Remember that even if the Association's insurance covers the incident, the owner of the unit in which the line burst is responsible for the Association's \$5,000 deductible.

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## New Signs

Recently, new No Dumping signs and No Parking signs have been posted on the wall between the garage garbage room and lobby doors in the 3-story buildings.

There has been excessive dumping in all of the garages of the buildings. In some cases, furniture, bags, boxes, recyclables and other items have been dumped there and have blocked the fire extinguisher and fire hose cabinets. This is a safety hazard and everyone needs to do their part and dispose of their items properly and in a different manner. If your garbage bag cannot fit down the garbage chute, you must take it to a dumpster located outside in the common area. Most of the buildings have garbage containers located near the buildings. Items like couches, appliances, furniture, etc. should be taken to the compacting area adjacent to the Chevron Station on Half Moon Lane. Everyone needs to do their part and dispose of items properly to avoid unwanted bugs, rodents and other wild animals which have been seen in and around the buildings. If residents are found to be dumping items improperly, they may face consequences and possible fines.

The No Parking signs have been posted in this area also to deter residents, guests, etc. from parking near the elevator lobby. This area is a red/tow away zone and is for emergency personnel and authorized vehicles only.

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



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## Board Highlights

**Financial Report Ending October 31, 2019:** Bautista & Co. reflected a surplus for the month of October of \$15,668, an ending cash balance of \$1,756,594 and total investments of \$1,440,734 which is designated to reserves.

**Ratification of Proposal from Transbay Elevator Co. to Replace Door Lock Contacts and Adjust Interlock Assemblies at Building 20 - 370 side Elevator:** The Board ratified the proposal from Transbay Elevator Co. for a cost of \$3,960 to be funded from line #9905.

**Approval of Inspector of Elections for 40<sup>th</sup> Annual Meeting:** The Board appointed Mary Ellen Scherer as the Inspector of Elections for the 40<sup>th</sup> Annual Meeting who will be paid \$250 for her services and will be indemnified under the HOA's D&O Policy.

**Approval of 40<sup>th</sup> Annual Meeting, Date, Time and Place:** The Board approved the 40<sup>th</sup> Annual Meeting to take place on Saturday, March 28, 2020 in the Crown Colony Clubhouse at 11:00am.

**Deadline Date for Accepting Nominations for the 40<sup>th</sup> Annual Meeting and 150 Word Limit for Candidate Statement for Newsletter:** The Board approved that the deadline for accepting nominations for the 40<sup>th</sup> Annual Meeting is January 6, 2020 at 5:00pm and that a limit of 150 words will be accepted for the Candidate's Statement.

**Set Date of Record for Voting:** The Board set the record date for voting for the 40<sup>th</sup> Annual meeting for March 18, 2020.

**Phase 9 Planting Proposal - Simmonds & Associates:** The Board approved the proposal from Simmonds & Associates for a cost of \$37,750 to prepare the Phase 9 planting plan to be funded from line #9915.

**Townhouse Roof Shingle Proposals:** The Board approved the proposals from El Camino Roofing to replace the shingles at Buildings 8, 15, 16 and the remaining half of Building 9 for a cost of \$75,715 to be funded from line #9946.

**Authorization to Proceed with Recording Notice of Delinquent Assessments for APNs 101-150-210, 101-140-260, 101-280-180, 101-070-660:** The Board Approved the authorization forms from Sunrise Assessment Services to proceed with recording notice of delinquent assessments for the APNs listed.



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

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## Garage Garbage & Debris

Residents disposing of garbage, furniture, appliances and other debris in the garage near the garbage room doors has become a continuing problems in some of Crown's buildings. This area is a fire lane and must not be blocked. This problem is aggravated on the weekends when there is neither garbage service or staff available to remove this mess.

Garbage, recycling, junk mail, boxes and other small items should be disposed properly and not left in the garage for someone else to clean up. We are requesting that if your bags do not fit down the garbage chute in the building, that you dispose of them in an outside dumpster close to your building (this includes breaking down boxes and disposing them in the outside recycling bins). Leaving garbage and recyclables in the garage can attract pests, rodents and other animals.

We request that if you need to dispose large household items, that you take them to the compacting area at the south end of Half Moon Lane near the Chevron car wash and not leave them in the garage. If this is not possible, that you try to avoid leaving any large items between Friday afternoon and Sunday night since they most likely will not be picked up until Monday morning. We do not have personnel to remove the large items in the garage over the weekend so they can sit there from Friday afternoon until Monday morning. We have our compacting company and our grounds keepers who pick up items near the garbage room Monday through Friday. We have allowed people to place large items that they are unable to take to the compacting area there temporarily rather than leave them in the lobbies or hallways.

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## Holiday Hours...

Date	Office	Clubhouse, Gyms, Laundry Cards	Bus
12/31/19	9am-12pm	9am-12pm	Yes
1/1/19	Closed	Closed	NO
1/2/19	Closed	10am-6pm	Yes

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

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

# JANUARY

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