



Congratulations 2020 Grads

By David J. Canepa

Congratulations to all the high school students in San Mateo County who have endured so much since schools were shut down March 16 because of the COVID-19 crisis.

So much has been taken away from them as they've been forced to distance learn, give up sports and social activities such as prom. On Tuesday, June 2, the Board of Supervisors passed a resolution I co-sponsored with Supervisor Don Horsley honoring and commending our graduating classes of 2020.

This is a time to be grateful for the future, share the blessings in your life with others and make a conscious effort to make life better for others. Graduation is a major milestone and a rite of passage in a young person's life; wearing a cap and gown, walking in commencement ceremonies and moving on to the next stage in life.

But this year is different. Graduations have essentially become virtual including at the five high schools in the Jefferson Union High School District - Jefferson, Westmoor, Oceana, Terra Nova and Thornton.

At our May 19 Board of Supervisors meeting, I requested a one-time grant of \$103,000 in district-specific Measure K funds to pay for virtual graduation ceremonies for more than 1,000 graduates of the class of 2020.

In addition, their caps, gowns and tassels will be covered by this grant. We will not let COVID-19 rob our seniors of this once in a lifetime milestone. A virtual graduation is the safest way to celebrate these students' accomplishments.

Graduation is exciting for not just the students but for the families and friends who support them along this incredible journey.

Congratulations again to all our graduating seniors and the class of 2020.

(David J. Canepa serves on the San Mateo County Board of Supervisors and he and his family are a former Crown Colony residents.)

Remember - July 3rd & 4th

- 1) Clubhouse, Office, Pools, Spas and Gyms. **CLOSED**
- 2) Bus service. **NONE**
- 3) You **CAN** add money to your laundry card between **10am & 2pm** on both **July 3rd & 4th**.
- 4) No fireworks on Crown Colony property

New Look

First Security, our on site security company, has been acquired by Allied Universal. We are pleased to announce that Crown Colony's current guards will remain on duty.

You may have noticed that beginning June 5, 2020, they were wearing a different uniform with the Allied Universal name and logo. There should be no other changes to the services they provide.

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.



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!

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. Click on Important Numbers at the bottom of the home page.

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 your plumber can turn the water on or let the Office know and maintenance personnel can turn the water back on.

Excessive Noise Complaints

Since the COVID-19 shelter in place orders were put in place in the middle of March, the Association has received multiple noise complaints on a daily basis. It is understandable that since residents have been sheltering in place noise has been on the rise because of it. Many of you who were usually gone all day, have been home trying to work and/or home school your kids and noises like loud talking, music, dogs barking, exercise machines being used, loud footsteps and kids playing dramatically have increased.

The Office has tried to intervene by speaking to both parties involved and trying to resolve the complaints. We have tried not to send complaint letters with invitations to a Board meeting because we understand that these are not normal times. We recognize that everyone is experiencing changes in their lives and this has led to the rise in complaints.

Everyone needs to understand that they are living in close proximity to their neighbors. We have requested the complaining parties be more tolerant and the violating parties be more considerate. Please try to keep your noise levels down and respect your neighbors especially during the late evening and early morning hours. If you are overly sensitive to noise, you should look into some sort of noise dampening device such as ear plugs or white noise generator.

Late night parties on your balconies with loud talking and music is very disrespectful to your neighbors. No one should be entertaining this way at any time let alone under the shelter in place orders.

By the time you receive this newsletter, the stay at home orders may have been altered and things may be more normal. Until then, be considerate, keep your noise levels down and respect your neighbors.

The Association Office has enough to do dealing with the normal daily operations and does not have the time to mediate neighbors' noise complaints. If you are disturbed, call the front gate (650) 994-0255 and report your complaint to security. They can try to assist you and will document your complaint. Keep a log of excessive noise that may be going on and the Board can address this when normalcy returns. In the meantime, everyone needs to be extraordinarily patient, tolerant and understanding.



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



May Board Highlights

Election of Board of Directors Officers: The Board appointed the following officers: Rick Crump, President, Mary Slade, Vice President, Rose Barrios, Treasurer and Alaina Bevis, Secretary. He mentioned that Ms. Singletary sold her unit and would be moving and is resigning from her Board position after today.

Financial Report Ending April 30, 2020: Bautista & Co. reflected a surplus for the month of \$44,138, an ending cash balance of \$1,829,350 and total investments of \$1,733,377 which is designated to reserves.

Ratification of Proposal from Cagwin & Dorward for Vegetation Management Work: The Board ratified the proposal from Cagwin & Dorward for \$5,081 for vegetation management work to be funded from line #9915.

Ratification of Proposal from Cagwin & Dorward for the Monument Landscape Work: The Board ratified the proposal from Cagwin & Dorward for \$5,561 for the entry monument landscape work to be funded from line #9915.

Ratification of Commercial Energy Agreement: The Board ratified the renewal agreement from Commercial Energy for the collared price effective July 1, 2020.

Ratification of Proposal from Master Plumbing to Install a Pressure Regulator at Buildings 10 & 11: The Board ratified the proposal from Master Plumbing for \$5,650 to install a regulator valve at Buildings 10 & 11 to be funded from line #9954.

Ratification of Proposal from Master Plumbing to Replace 2 Back Flow Valves near Buildings 8 & 13: The Board ratified the proposal from Master Plumbing to install 2 back flows at Buildings 8 & 13 for a cost of \$5,696 to be funded from line #9913.

Ratification of the Installation of Doors and Windows: The Board ratified installation of windows and doors at 370 Imperial Way #213, 359 Half Moon Lane #312, 359 Half Moon Lane #12 and 395 Imperial Way #227.

Approval of 2020-2021 Budget and Reserve Study: The Board approved the 2020-2021 Budget and Reserve Study for a total annual budget of \$4,639,478 which reflects a 6.5% increase over last year's budget and the reserve contribution will stay the same at \$1,339,591.

Accounting Services Renewal Agreement - Bautista & Co: The Board approved the accounting renewal agreement with Bautista & Co. for a cost of \$3,950 per month or \$47,400 annually which represents a \$100 increase from last year's cost.

Management Company Renewal Proposal: The Board approved the renewal proposal from Common Interest Management Services for an annual cost of \$208,362 which represents a 2% increase from last year's cost.

Security Services Contract Renewal - First Security Services: The Board approved the security proposal from First Security Services for July 1, 2020 through June 30, 2021 for a cost of \$495,295 annually to be funded from line #5191.

Renewal Agreement from MV Transportation for Shuttle Driver for the Crown Colony Bus: The Board approved the renewal proposal from MV Transportation for a cost of \$47.90 per hour which reflects no increase from last year's cost.

Proposal from Van Go Plumbing for Annual Jetting of 2", 3" and 4" Plumbing Lines and Floor Drains in the 3-story Garages and the Manholes on Imperial Way and Half Moon Lane: The Board approved the proposal from Van Go Plumbing for the annual jetting in the garages and the manholes on Imperial Way and Half Moon Lane for a cost of \$14,547 to be funded from lines #5195 & #9952.

Proposal from Cagwin & Dorward for Phase 9 Planting and Drip Installation: The Board approved the proposal from Cagwin & Dorward for \$132,403 for the Phase 9 planting, drip installation and in-fill planting to be funded from line #9915.

Proposal from Sitelogic for quarterly Clubhouse HVAC Service: The Board approved the proposal from Sitelogic to perform the quarterly HVAC service at the clubhouse for a quarterly cost of \$887.25 or \$3,549 annually to be funded from line #5130.

Semi-Annual Carpet Cleaning Proposal for 3-story buildings, elevator cabs and Clubhouse-PRS Restoration: The Board approved the proposal from PRS Restoration for the carpet cleaning services for a cost of \$12,997 to be funded from #5190.

Authorization to Proceed with Recording Notices of Delinquent Assessments for APN#s 101-080-340, 101-130-120, 101-150-280: The Board authorized Sunrise Assessment Services to proceed with recording Notices of Delinquent Assessments for the APN#s 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 BIRTHDAY
5	6	7	8	9	10	11
12	13	14	15 BOARD of DIRECTORS 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	Lajari "LJ" Pruitt 510-815-2003 Lajari_Pruitt@comcast.com
Coinmach Laundry	1-877-264-6622
Crown Colony Properties	650-994-0300
Van Go Plumbing	415-755-7405

BUS to BART		
Monday thru Friday		
<i>Leaves</i> 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
<i>Leaves</i> 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		