

CROWN COLONIST

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Hallelujah, we are out of the purple and into the red

By David J. Canepa

San Mateo County has moved from the "purple" tier to the "red" tier according to the state's new COVID-19 guidelines for reopening the economy, which is excellent news for retailers who have suffered great losses during this pandemic. Malls, movie theaters, indoor dining and nail salons among many others may now resume business with some modifications.

We've increased testing and have seen case rates decline but it doesn't mean this pandemic is over. We must still practice social distancing, avoid large crowds and most importantly continue to wear our masks if we want to move to the "orange" tier to open up the economy more.

Moving to Red allows:

- Restaurants indoors (max 25% capacity or 100 people, whichever is fewer)
- All retail indoors (max 50% capacity)
- Shopping centers, swap meets indoors (max 50% capacity, closed common areas)
- Museums, zoos and aquariums (max 25% capacity)
- Places of worship (max 25% capacity or 100 people, whichever is fewer)
- Movie theaters in doors (max 25% capacity or 100 people, whichever is fewer)
- Gyms and fitness centers indoors (max 10% capacity)

The county's health officer, Dr. Scott Morrow, has said repeatedly he does not believe the virus is spreading largely because of restaurants, gyms or nail salons. He, instead, has pointed out private gatherings as a likely contributor to the surge in cases. The spread of the infection, he says, is often related to fairly small gatherings of family and friends.

COVID-19 is not going away anytime soon, this has become clear as cases continue to climb. So far, 10,069 people have tested positive for COVID-19 in San Mateo County and 150 people have died. This is why it is imperative to continue to follow the four pillars of reopening which is to wear our masks in high-risk settings, wash our hands, maintain physical distancing and perhaps most importantly, avoid large gatherings. I proposed to County Superintendent of Schools Nancy Magee that we add a fifth pillar - testing. *(David Canepa serves on the San Mateo County Board of Supervisors representing Daly City and he and his family are former Crown Colony residents.)*

Thanksgiving Hours

The schedule for November 26 & 27, 2020.

Clubhouse/Rec Office Closed
Association Office Closed
Reminder: When the Clubhouse is closed you will be unable to add money to your laundry card.

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. Remember that as of August all parking regulations are being enforced



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 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 \$10,000 be purchased, as all unit owners, regardless of negligence, must now reimburse (see page 50 of the CC&R's) CCHOA for the \$10,000 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 owners 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 consider purchasing Loss of Rental Income coverage.

Decks & Patios

Due to a number of recent violations being found, we are reprinting the following. Please make sure your deck or patio conforms. Thank you.

- Standard patio or deck furniture, barbecues, planters, pots and approved storage containers. **Only propane fueled barbecues are allowed** on decks and patios.
- **All** pots, planters and storage containers located on any deck or patio must be non-reflective and earth-tone in color and elevated off the deck or patio surface.
- Extra spindles are allowed. They must **not** extend above the railing and must be painted the existing spindles color.
- **No** storage of other items without prior written consent of the Architectural Review Committee or the Board.
- **No** bicycles or children's toys
- **No planters or pots on ledges or rails.**
- **No** alterations, carpets, covering, enclosures or site screens without prior written consent of the Architectural Review Committee or the Board.

Xmas Decorations

If you will be hanging door wreaths or using outside decoration for the Christmas holiday, please do not put them up before the first week of December and please take them down no later than the first week of January.

Please remember not to damage your door in any way when attaching wreaths. Doors will be repainted at the owner's expense. Also do not attach Xmas lights in a manner that will damage the building's siding!



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



Employee Bonus Fund

For many years your Board has urged you to donate to the annual Employee Holiday Bonus Fund as a way to show Crown Colony's hard working employees that we appreciate the work they do throughout the year. Our employees are always extremely grateful for your generosity. We believe this bonus also is an incentive for them to continue their hard work and to take pride in their jobs here at Crown.

This year there are two ways to contribute to the Bonus Fund:

1) You may donate via PayPal by going to Crown's website at www.crowncolonyhoa.com, clicking on the "Notices" tab and then the "Donate Now" button; or

2) Write a check, enclose it in the green envelope addressed to Bautista & Co. which came with your November dues statement and mail it in.

Contribution is strictly voluntary. Whether you contribute or not and how much you might contribute is confidential and known only to Bautista & Co.

September Board Highlights

Appointment of Emily Newell to the Vacant Board of Directors Seat: The Board appointed Emily Newell by consensus to the vacant Board of Directors seat.

Financial Report Ending August 31, 2020: Bautista & Co. reflected a surplus for the month of \$5,923, an ending cash balance of \$1,986,821 and total investments of \$1,748,138 which is designated to reserves.

Ratification of Window and Door Installations: The Board ratified the installation of windows and doors at 396 Imperial Way #309, 370 Imperial Way #327, 361 Half Moon Lane #309, 385 Mandarin Dr. #8 and 371 Imperial Way #306.

Ratification of Proposal from Transbay Elevator Co: The Board ratified the proposal from Transbay Elevator Co. to make the necessary repairs at bldg. 12 elevator for a cost of \$2,640 to be funded from line #9905.

Ratification of Change Order Proposals from Cagwin & Dorward: The Board ratified 3 change orders from Cagwin & Dorward totaling \$9,262 for miscellaneous

work related to the phase 9 planting.

Renewal of Insurance Coverage for 2020-2021: The Board approved the renewal insurance coverage and costs from Risk Strategies for a total cost of \$443,799 to be funded from line #5020.

Approval of 2019-2020 Audit: The Board approved the 2019-2020 Audit as presented by John Takemoto & Co.

Proposals for Asphalt Repairs near 361 Half Moon Lane: The Board approved the proposal from Black Diamond to make the necessary asphalt repairs near 361 Half Moon Lane for a cost of \$28,367 to be funded from line #9925.

Proposal for Curb Repairs near Building 20: The Board approved the proposal from Ideal Landscape & Concrete for \$2,998 for repairs to the curb near Building 20 to be funded from line #5370.

Proposal for 5-Year Elevator Load Test - Transbay Elevator Co: The Board approved the proposal from Transbay Elevator Co. to perform the 5 year elevator load test at 14 elevators for a cost of \$9,750 to be funded from line #9906.

Holiday Leaves

The Holidays are coming. It's a time when some of you will be going away for extended periods of time to visit relatives and renew old acquaintanceships.

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

Junk mail

When you go to open your mailbox, it's full. You pull the mail out of the box only to discover instead of letters and bills, it's mainly junk mail.

Please do not dump this mail on the floor or set it on top of the mailbox frame. Please dispose of it in a recycling bin.



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

NOVEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
1	2	3	4	5	6	7	
8	9	10	11	12	13	14	
15	16	17	18 BOARD of DIRECTORS Executive Session TBD Open Forum TBD Meeting TBD		19	20	21
22	23	24	25	26 HAPPY THANKSGIVING		27	28
29	30	<p style="text-align: center;">Laundry Card Refill Hours Mon. thru Fri. 9 am - 8 pm Sat. 10 am - 2pm</p>					

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

<p>COMMITTEE MEETINGS</p> <p>Architecture: When posted Building, Maintenance & Finance: When posted Communications: When posted Recreation: When posted</p> <p>Meetings are held in the Clubhouse unless posted otherwise. All meeting times approximate</p>

<p>IMPORTANT NUMBERS</p> <p>EMERGENCY Dial 911</p> <p>Front Gate (24 Hours) 994-0255 or dial 350 on any Building Directory</p> <p>Crown Colony Office. 756-8220 Rita Nicolas e-mail: cchoa@crowncolonyhoa.com</p> <p>Common Interest Management 286-0292</p> <p>Bautista & Co. 697-7907 Cecille Osmena, 214 Broadway, Millbrae, CA 94030</p> <p>Wave Cable Dat Tran - 415-407-4486 or 1-800-427-8686</p> <p>Comcast Cable Chieh Ho 925-321-4493 chieh_ho@cable.comcast.com</p> <p>Coinmach Laundry 1-877-264-6622</p> <p>Crown Colony Properties. 650-994-0300</p> <p>Van Go Plumbing. 415-755-7405</p>

BUS to BART

The Bus to BART is currently not running due to COVID-19 concerns.