

CROWN COLONIST

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County Clamping down on Chronic Covid Violators with 'Compliance Team'

By David J. Canepa

As 2021 begins, it is more important than ever to adhere to the state's COVID-19 health orders as the virus is surging across the country.

That's why the county established the COVID-19 Compliance Team, which I briefly mentioned in last month's Colonist. It's an eight-person unit tasked with responding to reports of businesses not following local or state health orders. The team has started issuing warnings and fines to chronic violators of the state's health orders. The orders include wearing face masks and maintaining social distancing and frequent handwashing in business establishments.

Those who do not follow the warning may face fines up to \$3,000 and possible criminal prosecution.

It is disheartening when there are bad actors out there who continue to thumb their noses at science, data and the law. Businesses who do not comply with the state's health orders will face stiff penalties and possible criminal prosecution if they continue to put their workers, their customers and the public at risk of contracting COVID-19.

We've done plenty of outreach and education but now we must clamp down on these chronic violators. We are still in life saving mode here and must do all we can to restore the economy. The message is clear, wear your masks or get a fine.

Residents can report an alleged violation for investigation via an online portal accessible from the county's homepage: www.smcgov.org. The submission form asks for the resident's name and contact information, information about the business and the nature of the complaint and if he or she has previously contacted authorities about these concerns.

Residents wishing to report violations of individuals, such as large social gatherings, should still contact their local law enforcement agency's non-emergency line. Do not call 9-1-1.

While the online portal is the preferred and primary way to submit a report regarding businesses, those needing language assistance or someone to enter their complaint into the portal for them can call 2-1-1.

In the meantime, Happy New Year and stay safe everyone.

(David J. Canepa is the San Mateo County Supervisor representing Daly City and is a former Crown Colony resident.)

New Residents or Vehicles

The Association has found that a number of new residents are moving into the complex but failing to register in the Office. Other residents are buying new vehicles and taking the old stickers off their old cars and putting them on their new one. This is a big problem because that sticker belonged to a different vehicle in the office records.

If a new or used vehicle is purchased, a new sticker must be issued for it. The current registration of the vehicle must be provided to the Association Office (even if the plates are temporary) and then a sticker will be issued. If the plates are temporary, once the new plate is received, the resident must provide the permanent plate number. If the Association or Security cannot locate the resident and the vehicle is not parked properly, such a vehicle can be subject to tow.

When a new owner or renter moves in, they must provide their lease or grant deed to the Association Office and register their vehicle(s). Owners must advise their renters to register. The Association Office also has many invalid phone numbers. If you have changed your number or removed a number, please contact the office so the files can be updated.



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!

Mold...

Crown Colony is located in a coastal climate that is often cool and foggy. The windows of our units are often closed and that along with our climate, create ideal conditions for mold to grow and thrive on our walls, window frames and other residential surfaces.

What Is It?

Mold is a term used to describe a type of fungus that is a natural part of our environment. Mold spores continually float in the air around us. Molds produce tiny spores in order to reproduce.

Most spores lie dormant but given the right conditions, mold will germinate and begin growing. Mold needs moisture to grow. Mold spores digest whatever they are growing on. Indoors, molds can grow on wood, paper, fabrics, carpet, wallboard, foods and other organic substances.

When Does It Grow?

When excessive moisture accumulates indoors, mold will grow, especially if the cause of the problem is not immediately dealt with. Excessive moisture can occur when rainwater enters a unit through leaks in walls, windows or the roof. Indoors, common causes include occupant-generated sources such as fish tanks, cooking, showers, baths and dishwashers. Any time warm, moist air comes into contact with a relatively cool surface, water vapor will condense on your unit's floors, walls and windows.

Is It Dangerous?

Most people are immune to mold. However, when some people are exposed to large amounts of indoor mold, it may lead to allergic reactions, trigger asthma, cause respiratory infections, or bring about toxic effects from certain chemicals in the mold cells. Any potential health problems can be minimized by removing the mold quickly and completely from your unit.

What Do I Do about It?

The most important single factor in mold abatement is to control the moisture in your unit. Without correcting the moisture problem, only a short-term solution will be reached and mold growth will recur.

To get rid of mold, it must be completely removed from

the affected material, or the mold-contaminated material must be completely removed from your unit. Mold can't be removed by spraying the surfaces with disinfectants, biocides or household cleaners.

Non-porous or semi-porous materials (such as metals, glass and hard plastics or wood, plaster and concrete) that are showing mold but are structurally sound can usually be cleaned and reused. Moldy porous materials (carpeting, wallboard, ceiling tile, wallpaper, fabric, upholstered furniture, mattresses) should usually be discarded, since they cannot be completely cleaned and thoroughly dried.

To clean a moldy area, mix one part household bleach to two parts water in a bucket and scrub the affected area. Dry the area as soon as possible and ventilate. Always use gloves, eye protection and a dust mask when cleaning mold.

Because of our climate, many residents, particularly those with north-facing units, spend much of the year with their heat on and their windows closed, ideal conditions for mold to grow in. The growth of mold can be stopped by eliminating the source of the excess moisture. Allow moisture to escape outside. To increase circulation, open your windows, move furniture away from walls, and make sure to use your kitchen and bathroom exhaust fans when cooking and showering. Let fresh air in to reduce moisture and keep mold at bay.

Who Pays For The Clean Up?

Both the HOA's master insurance policy, as well as most Unit Owners HO6 policies exclude mold clean up, unless the mold growth occurs subsequent to a covered water damage loss. Consequently, all costs, including but not limited to costs associated with testing the air quality, removal of the mold, and certification of mold removal will be the responsibility of the unit owner, **unless it has been determined that the mold was caused by water leaking from either a pipe in the wall or the exterior of the building.** If it is determined that the moisture causing the mold came from outside the unit, the clean up and repair costs will be paid by Crown Colony HOA. Additional living expenses for unit owners displaced during clean up and repair, **regardless of where the moisture is coming from**, will be the sole responsibility of the unit owner.

Remember that claims for additional living expenses, like clean up and repair, unless directly caused by a



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



known loss, will be excluded on most HO6 policies. It is important to check your unit for mold today. Pay particular attention to the exterior walls and around sliding doors and window frames. Be sure to check behind any furniture that may be up against the wall. If you do think you have a mold problem, it needs to be investigated immediately. Please call the Association Office at (650) 756-8220 and make an appointment to have your mold problem examined and for suggestions on what you need to do.

Board Highlights

Financial Report Ending October 31, 2020: Bautista & Co. reflected a surplus for the month of October of \$29,822, an ending cash balance of \$1,775,512 and total investments of \$1,583,564 which is designated to reserves.

Ratification of Window and Sliding Door Installations: The Board ratified the window and sliding door installations at 375 Mandarin DR. #302, 395 Imperial Way #120, 361 Half Moon Lane #101, 395 Imperial Way #236, 377 Mandarin Dr. #211 and 372 Imperial Way #3.

Approval of Inspector of Elections for 41st Annual Meeting: The Board appointed Mary Ellen Scherer as the Inspector of Elections for the 41st Annual Meeting who will be paid \$250 for her services and will be indemnified under the Association's D&O Policy.

Approval of 41st Annual Meeting, Date, Time and Place: The Board approved the 41st Annual Meeting to take place on Saturday, March 27, 2021 at 11:00am either via zoom or in the Crown Colony Clubhouse.

Deadline Date for Accepting Nominations for the 41st Annual Meeting and 150 Word Limit for Candidate Statement for Newsletter: The Board approved the deadline for accepting nominations for the 41st Annual Meeting is January 4, 2021 at 4:00pm and that a limit of 150 words will be accepted for the Candidate's Statement which must also be submitted by that date to the Association Office.

Set Date of Record for Voting: The Board set the record date for voting for the 41st Annual meeting for March 17, 2021.

Phase 10 Planting Proposal - Simmonds & Associates: The Board approved the proposal from Simmonds &

Associates for a cost of \$37,750 to prepare the Phase 10 planting plan to be funded from line #9915.

Proposal for Semi Annual Carpet Cleaning - PRS Restoration: The Board approved the proposal from PRS Restoration for a cost of \$13,502 to be funded from line #5190.

Proposal for Concrete Walkway Near Building 4 - Ideal Landscape: The Board Approved the proposal from Ideal Landscape for \$4,998 to replace the concrete walkway near Building 4 to be funded from line #9928.

Household Battery Disposal

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.

Bins

Residents are not closing the lids to the garbage and recycling bins after using them. Please remember to close the lids when throwing out your garbage or recyclables. Leaving the lids open creates a potential animal, rodent or insect problem. If you are unable to close the lid for whatever reason, please notify the Office or the Front Gate. Thank you!

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.

Holiday Hours...

On the Martin Luther King, Jr. Holiday Monday January 18, 2021 laundry cards can be refilled from 10am - 2pm. The Association Office will be closed. Reminder: When the Clubhouse is closed you will be unable to add money to your laundry card.



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

JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Laundry Card Refill Hours Mon. thru Fri. 9 am - 8 pm Sat. 10 am - 2pm					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	BOARD of DIRECTORS Work Session TBD Executive Session TBD Open Forum TBD Meeting TBD		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 Chieh Ho 925-321-4493
 chieh_ho@cable.comcast.com
Coinmach Laundry. 1-877-264-6622
Crown Colony Properties. 650-994-0300
Van Go Plumbing. 415-755-7405

BUS to BART

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