

CROWN COLONIST

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San Mateo County Meets Covid Testing Demand

By David J. Canepa

In response to the surge in the Omicron variant, San Mateo County is greatly expanding opportunities for COVID-19 testing as our local pharmacies have essentially run out of test kits due to a nationwide shortage.

A new testing site, longer hours at certain existing sites and the distribution of home test kits to residents most at-risk are among the actions. These steps are being rolled out as we seek to ensure our county maintains one of the highest per capita test rates in California.

The County currently supports 10 sites that offer PCR laboratory tests with results available within 72 hours depending upon demand. Current capacity is 8,500 tests per week and expanded hours at existing sites will add about 10 percent. Additionally, a new testing site at the Event Center can provide up to 2,000 tests per day.

With a nationwide shortage of COVID tests now, particularly at pharmacies, this shows an incredible effort to do all we can as a county to meet the demand for testing and keep our residents safe from the Omicron variant. Increasing capacity at the Event Center and other county testing sites will be a welcome relief for those who want to keep their families safe during this surge. This effort must and will continue until COVID and all of its variants are behind us.

A walk-in testing site has opened at the San Mateo County Event Center parking lot with the ability to provide 2,000 PCR tests daily. PCR tests typically return results within 72 hours. The county is also purchasing 50,000 home test kits for distribution through partner agencies to its most impacted and/or at-risk residents and first-responders. Each kit contains two rapid tests.

The Centers for Disease Control and Prevention (CDC) recommend getting tested 1-3 days before a family gathering, or prior to any travel, even if you have no symptoms. Rapid antigen testing should be done 24 hours prior to a gathering or travel. PCR testing should be done within 72 hours – with results available prior to a gathering or travel.

County-supported test sites and schedules are at www.smcgov.org/testing.

Residents should not visit local emergency rooms for non-scheduled COVID-19 testing. And of course, the vaccine and booster is the best way to protect your families from Omicron and wearing your face mask in high risk settings will continue to be required at least until Feb. 15.

(David J. Canepa serves on the San Mateo County Board of Supervisors and is a former Crown Colony resident.)

Holiday Hours...

February 21, 2022 is the Presidents' Day Holiday.

| Date | Office | Clubhouse, Gyms & Spa | Bus |
|---------|--------|-----------------------|-----|
| 2/21/22 | Closed | 10am - 6pm | No |

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

Bonus Generosity

The Board would like to express its sincere thanks to all those who contributed to the Employee Bonus Fund. We appreciate the acknowledgment of the hard work Crown's employees do all year long. This year the fund received very generous contributions.

We are very lucky to have a group of employees here at Crown who are dedicated to making this a great place for all of us to live.



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 known loss, will be excluded on most HO6 policies.

It is important to check your unit for mold today. Pay



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



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.

COVID

As new variants of COVID arise, so do emotions. To keep it short and sweet, if you do get a positive test result and have multiple cars, that should be the least of your worries. Just give us a call or email us at the Association Office and let us know. That way we can list your vehicle(s) as if on vacation. We will approve the time span of two weeks to leave your car in the visitor space it is parked in. If that is not enough just keep in contact with us and we will work with you on the extension. Please rest assured that this would all be confidential. We understand how much of a burden it can be for some to not be able to get out and do their day to day activities.

And Your Candidates Are...

Emily Newell

I have been an owner/resident at Crown Colony since 1999. I was invited to fill a vacancy on the Board in September 2020 and am proud to have been able to contribute to decisions which benefit our whole community. I am a self-employed professional working from home. I walk the property daily with my dog, Maggie and observe what is happening in our community and am not shy about discussing issues with management and/or during our monthly Board Meetings. I have served on the Architectural, Building & Maintenance and Budget Committees and am therefore familiar with many of our financial challenges. I would be honored to continue to serve and address the physical and financial challenges of our community. A primary objective for me will be the planned parking garage and solar project.

Mary Slade

I want to continue to help make the community I live in be a better place for all those who live here. Where

everyone has an opportunity to have their needs listened to, and can live together in a safe and well maintained HOA. I have lived at Crown Colony for 19 years and have served on several committees and am now currently serving as Vice President on the Board of Directors. I retired as of January 2018 and now have the time to dedicate myself to help maintain the community I live in so that all those who live here have an enjoyable and well managed place to thrive. I think it is both a responsibility and privilege to help shape and maintain the rules and policies of the HOA so all of us can enjoy the diverse community we live in.

Rosemarie Barrios

I have been an owner at Crown Colony since 2/2015, and have served on the CCHOA board since 2015. I retired from UCSF Medical Center after 30 years as administrative assistant, and previously co-owned three businesses.

I was instrumental in getting our little dog park with its improvements, and I enjoy taking my dog there daily, feeding ducks and squirrels along the way. If I see that something needs attention, I bring it to the attention of the Crown Colony Office and they promptly deal with it. I thoroughly enjoy our beautifully landscaped and kept grounds.

It is important for me to be a positive advocate for improving our community, and to have a good impact. I've enjoyed serving on the board and hope to continue.

Note:

January 4, 2022 was the deadline for receiving nominations for candidates in the upcoming election of directors. There were 3 positions to be filled on the Board. As of the deadline, 3 qualified candidates were nominated. It has been determined that the number of qualified candidates is not more than the number of positions on the Board to be filled.

The Association's Election Rules (which can be found on the Crown Colony Website at www.crowncolonyhoa.com) provide that if, as of the published deadline for nominations, the number of qualified candidates nominated is not more than the number of directors to be elected, then the individuals nominated and qualified to be elected shall be declared elected and written notice of the election shall be given to the Members.



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

FEBRUARY

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|--|---|--|----------|--------|----------|
| Clubhouse Hours Mon. thru Fri. 9 am - 8 pm Sat. & Sun. 10 am - 6 pm | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 BOARD of DIRECTORS Executive Session TBD Open Forum TBD Meeting TBD | | 17 | 18 |
| 20 | 21 Presidents' Holiday Clubhouse Open 10am - 6 pm | | 22 | 23 | 24 | 25 |
| 27 | 28 | 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) 650-994-0255
or dial 350 on any Building Directory
Crown Colony Office. 650-756-8220
Rita Nicolas e-mail: cchoa@crowncolonyhoa.com
Common Interest Management 650-286-0292
Bautista & Co. 650-697-7907
Cecille Osmena, 214 Broadway, Millbrae, CA 94030
Wave Cable Dat Tran - 415-407-4486
or 1-800-427-8686
Comcast Cable Anthony Lee 408-859-2040
anthony@leancommunications.biz
Coinmach Laundry. 1-877-264-6622
Crown Colony Properties. 650-994-0300
All Clear Plumbing. 650-303-5130

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