

# CROWN COLONIST

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## Protecting a Woman's Right to Choose

By David J. Canepa

As the Supreme Court may overturn the landmark Roe v. Wade case in June or July, state lawmakers and local officials such as myself are looking to not only protect but to expand protections for women to seek safe abortions.

Currently, my office is looking to create a buffer zone around the Planned Parenthood clinic in unincorporated Redwood City. It would create a safe space to protect a woman's privacy as they seek reproductive health care in a safe setting. Protests have increased around such clinics and hopefully the policy the county enacts can be a model for our cities to follow.

With a continuing assault on women's reproductive rights, we've seen an uptick of protests at clinics such as the Planned Parenthood located on 2907 El Camino Real on the edge of Redwood City.

Therefore, I agree with the Redwood City Council that the county should create a buffer zone around this clinic to protect the privacy and rights of the women who are seeking reproductive patient care. In fact, I think the county should work with our cities to create buffer zones at every health clinic in the county that provides reproductive health care. No woman should be in fear of caring for her own body by seeking health care at these clinics.

We are also looking to declare the county as a "Pro Choice Sanctuary" for women across the country and to provide resources for women who may be forced to seek abortions out of state.

In other news, the Board of Supervisors recently approved a permanent living wage ordinance for all government contract workers, for profit or nonprofit, to

\$18.61 from \$17.79 an hour starting July 1. In San Francisco, the wage will increase, for-profit contract workers only, to \$19.15 from \$18.55 an hour starting on the same date. By contrast, Marin County's policy approved Jan. 1, 2022 requires county contractors and subcontractors to provide \$16 an hour up from \$15.40 the previous year.

As we live in the wealthiest counties in the nation, we must provide government contract workers, who are critical partners, with a living wage if we want to attract and retain a quality workforce that provides services our counties do not.

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

*(Editor's note: The views stated in this article are those of the author and do not necessarily reflect those of the Crown Colony Homeowners Association.)*

## Extended Leaves

Summer is coming and 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 you can get from the CCHOA office. If the office is unaware that you are out of town and unable to move your car, your car will be towed at your expense.

## Dues Change

Please remember that your Crown Colony dues may change every year beginning with your July payment. In this coming fiscal year (2022/2023), your dues will be increasing. Make sure to note the new amount as shown on your July statement and to remit it in full. Thanks.



**OBEEY 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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# 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 owner 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 also consider purchasing Loss of Rental Income coverage.

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## No Spills Please

Please take care when you carry laundry soap, bleach and fabric softener to use when you do your wash. Recently one building's carpet was badly bleached-stained when a resident spilled liquid bleach onto the carpeted second floor lobby. Certainly, you would not walk around your unit carrying an open bottle of bleach that could spill onto the floor. Carpets are expensive and bleach is one of carpet's the most destructive agents. Some bleach spots can to be re-dyed. If a bleach spot cannot be re-dyed, the carpet has to be replaced. This is very expensive to do. Please take care when you go to do your laundry. If you take bleach with you to do your laundry, make sure the bleach is in a tightly closed container. Please take the same care of the building's carpet as you do your own.

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## Keys in Elevator Shaft

If you drop your keys and they fall down the elevator shaft, please call the Association Office or Front Gate and report what has happened. The elevator repairman is the only person who can retrieve your keys. If you do not need your keys immediately, they can be retrieved when the repairman is next out on a regular service call.

If you need them to be retrieved immediately, you will have to pay the elevator company the cost of a service call. If they are not out here on a regular service day, the cost to retrieve keys can be from \$150 - \$300 depending on whether the loss occurs during the day, night or on a weekend.



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

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



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## Board Highlights

**Financial Report Ending March 31, 2022:** Bautista & Co. reflected a deficit for the month of \$3,553.55, an ending cash balance of \$2,337,238.83 and total investments of \$2,323,541.06 which is designated to reserves.

**Election of Board of Director Officers:** The Board appointed by consensus the following officers: Rick Crump, President; Mary Slade, Vice President; Rose Barrios, Treasurer; Alaina Bevis, Secretary and Emily Newell, Member.

**Ratification of Proposal from Master Plumbing to Install a Storage Tank at Building 14 Boiler - Line #9922:** The Board ratified the proposal from Master Plumbing for \$11,500.

**Ratification of Proposal from PRG Construction for Tread Repairs at Building 14 Fire Stairs - Line #9709:** The Board ratified the proposal from PRG Construction for a cost of \$10,000.

**Ratification of Proposal from Linda Novy & Associates to Oversee In-fill Planting and Landscape Design - Line #9915:** The Board ratified the proposal from Linda Novy & Associates for a cost of \$9,600.

**Ratification of Proposal from Arbor MD for Tree Work Behind Building 3 - Line #9914:** The Board ratified the proposal from Arbor MD for a cost of \$19,800.

**Ratification of Proposal From Ideal Landscape & Concrete for Repairs to Bldg. 6 Front Steps - Line #9711:** The Board ratified the proposal from Ideal Landscape & Concrete for a cost of \$3,950.

**Ratification of Window & Door Installations:** The Board ratified the installation of windows and doors at 376 Imperial Way #212, 359 Half Moon Lane #206, 355 Half Moon Lane #7 and 383 Mandarin Dr. #7.

**Security Services Contract Renewal - First Security Services - Line #5191:** The Board approved the security proposal from Allied Security Services for July 1, 2022 through June 30, 2023 for a cost of \$533,443.25 annually.

**Approval of 2022-2023 Budget and Reserve Study:** The Board approved the 2022-2023 Budget and Reserve Study for a total annual budget of \$5,055,412

which reflects an approximate 4.86% increase over last year's budget with the annual reserve contribution to remain at \$1,367,187.

**Management Company Renewal Proposal - Line #5030:** The Board approved the renewal proposal from Common Interest Management Services for an annual cost of \$208,368 which represents no increase from last year's cost.

**Landscape Maintenance Proposals - Line #5140:** The Board reviewed 5 proposals submitted from 5 companies for the landscape maintenance and decided to approve the proposal from Bay Pointe Landscape for an annual cost of \$108,600 which will go into effect from July 1, 2022 to June 30, 2023.

**Renewal Agreement from MV Transportation for Shuttle Driver for the Crown Colony Bus - Line #5375:** The Board approved the renewal proposal from MV Transportation for a cost of \$53.65 per hour which reflects a \$5.75 increase per hour from last year's cost.

**Adoption of Revised Per Rules:** The Board adopted the revised Pet Rules which were sent to all owners for a 28 day comment period. A couple of changes were made to remove the portion that required a medical note for a service animal from item #3 and the words "service animal" were included in #4. The final adopted rules will be included in the newsletter, website and the new resident welcome packets.

**Adoption of Association Member Code of Conduct Policy:** The Board adopted the Member Code of Conduct Policy that was prepared by Berding & Weil and will be included in the newsletter, website and new resident welcome packets.

**Approval of Contractor to be Added to the Window and Door Installation Packets:** The Board approved Job Masters to be added to the approved vendor list for the Window and Door Installation packets.

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## Move-in Fee

In 1986, the Board approved a non-refundable move-in-fee to offset the cost of repairs to the common area when it is damaged by residents moving in or out. This fee, which is currently \$150.00, is billed directly to the unit's owner for each move-in. Owners renting their units may wish to recover this fee from their tenant.



**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**

# JUNE

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
<b>Clubhouse Hours</b> Mon. thru Fri. 9 am-8 pm Sat. 10am-8pm & Sun. 10am-6pm 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> Executive Session TBD Open Forum TBD Meeting TBD		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
<b>EMERGENCY</b> . . . . . Dial 911
<b>Front Gate</b> (24 Hours) . . . . . 650-994-0255 or dial 350 on any Building Directory
<b>Crown Colony Office.</b> . . . . . 650-756-8220 Rita Nicolas e-mail: cchoa@crowncolonyhoa.com
<b>Common Interest Management</b> . . . . . 650-286-0292
<b>Bautista &amp; Co.</b> . . . . . 650-697-7907 Cecille Osmena, 214 Broadway, Millbrae, CA 94030
<b>Wave Cable</b> . . . . . Dat Tran -650-933-5259 dat.tran@astound.com
<b>Comcast Cable</b> . . . . . Jim Howell (267) 854-4352 Jim_Howell@comcast.com
<b>Coinmach Laundry.</b> . . . . . 1-877-264-6622
<b>Crown Colony Properties.</b> . . . . . 650-994-0300
<b>All Clear Plumbing.</b> . . . . . 650-303-5130

BUS to BART
<b>Monday thru Friday</b>
<b>Leaves Crown Colony</b>
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
<b>Leaves Colma BART</b>
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
<b>Schedule subject to change</b>