

# CROWN COLONIST

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## Fight to Save County's Only Warm Water Therapy Pool

By David J. Canepa

On July 24, more than 100 activists and elected officials participated in an impassioned rally I hosted to urge Sutter Health to reopen the Mack E. Mickelson warm water therapy pool in downtown San Mateo, the only facility of its kind in the county.

Present at the rally were former patrons, many in wheelchairs, some with medical oxygen — all desperate to return to the warm water that for some had been the only way to ease their pain and have a decent quality of life. The therapy pool is used by individuals throughout the county, from Brisbane to Redwood City.

Unfortunately, Sutter failed to take these former pool patrons and their supporters seriously. Instead, nonprofit health care giant issued a boilerplate response to the rally that failed to explain why it refuses to reopen the pool.

For starters, the Sutter contends that “continued uncertainty surrounding COVID” restrictions is a driving factor in the not-for-profit’s decision to permanently close the only warm water therapy pool in the county, despite the reopening of similar therapy pools in Santa Clara and San Francisco counties.

But there is no uncertainty regarding COVID restrictions in San Mateo County. Recognizing that facilities such as the Mickelson therapy pool are vital to the health and well-being of the community, they were expressly exempt from closure during the pandemic. According to San Mateo County Environmental Health, “Therapeutic pools were exempt from any closures during the peak Covid mandate. Therefore, therapeutic pools have been allowed to provide access during COVID and the present.”

The Sutter asserts that “our focus on providing quality acute care services and our ongoing efforts to be good

stewards of resources have led us to close the program.”

But let’s take a look at Sutter’s resources. At year-end 2020, the healthcare giant had \$7.8 billion in total cash, cash equivalents, and investments. Sutter reportedly received \$853 million in federal CARES Act funding, which was passed for the express purpose of keeping vital community resources such as the Mickelson therapy pool open during the COVID pandemic.

Sutter received nearly a billion dollars from the federal government designed to save programs such as the Mickelson therapy pool and instead closed the pool.

Sutter, however, doesn’t even need to rely on its huge war chest of cash reserves to reopen the Mickelson therapy pool. The Peninsula Health Care District has offered to fully fund all necessary repairs, remodeling and operational costs required to reopen the therapy pool until a permanent replacement becomes available. Sutter declined this generous offer.

The \$4 million Mickelson facility, which opened 25 years ago, was financed entirely by community donations, including \$1.5 million from the late philanthropist Mack E. Mickelson. Plaques on the wall next to the pool also showcase the names of over 200 significant community donors.

Warm Water Wellness, a coalition of health care workers, local government officials and former pool users backed by nearly 5,000 petition signatures, have demanded that Sutter either reopen the therapy pool or refund the philanthropic donations, \$7.2 million in today’s dollars, that Mills-Peninsula initially received to construct the Mickelson Center, according to Lindsay Raike, CEO of Warm Water Wellness, a local nonprofit.

We will continue these demands and stage even more rallies until Sutter provides the help our community needs to heal and rehabilitate. Please visit [warmwaterwellness.org](http://warmwaterwellness.org) for more information.



**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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# Parking

Without a doubt, the number one problem at Crown Colony is lack of adequate parking. Currently our complex has 920 dedicated, covered spaces and 450 visitor parking spaces. These dedicated spaces are deeded to specific units and the visitor parking spaces are available to all residents and their guests on a "first come, first served" basis. The reality of the situation is that most, if not all, of the visitor spaces are used by residents.

There is a definite need for additional parking at Crown Colony. Imagine a complex where:

You could find a space when you come home late at night.

You did not have to drive around and around waiting for someone to move so you could park your car.

You could advertise your rental with "guest parking available!" and really mean it.

Unfortunately there is no land available for a new parking lot or garage. However, a potential solution for the lack of parking has come to light.

A few years ago, the Board hired a structural engineer to study the tennis court structure. He determined that the structure had a service life of 45 to 50 years and after that it would need to be torn down. The tennis courts turn 50 years old in 2024. This provides Crown Colony with a unique opportunity to ease its lack of adequate parking.

Two of our tennis courts have been closed off for a number of years. The third one and the basketball court get minimal use. The time has come something must be done about the existing tennis/basketball court structure. If it is just torn down, the 17 dedicated spaces under it have to have carport roofs built over them. This demolition, re-paving, striping of the parking spaces and roofing of dedicated spaces would cost about \$500,000 (\$550/unit) and have to be paid by a special assessment.

A second alternative is that the current structure be replaced with a new one that has 91 parking spaces on its second level and these spaces be topped with 900 solar panels. These solar panels would generate enough electricity to reduce Crown's common area lighting cost by over 90%. This second alternative

would increase the number of visitor spaces by 20% and reduce the Association's electric bill from almost \$200,000 to a few thousand dollars a year.

I can hear you saying:

"How much is this going to cost?"

"Will there be a special assessment?"

"Will this cause my dues to go up?"

The answer to the first question is about \$4 million. The simple answer to the last two questions is a resounding **NO!** It is the current intention of the Board to come to the membership to request authority to borrow \$3 million. The remaining million, the interest on the loan and the loan's principal balance will be paid from the following sources: a down payment from the Association's Reserve Account, the sale of the 91 new parking spaces and the savings from the reduced electricity bills.

Several years ago when the Board took a survey of the owners, only 15% of those responding were against the garage being built. Ninety of the owners also indicated interest in buying a parking space.

The Board also hired an appraiser to determine the value added when an owner had a second deeded space. The appraiser found that the value of a unit increased by 7% when it had a second parking space. Based on recent sales, this increase amounts to \$45,500 for a two bedroom unit and \$38,500 for a one bedroom unit. The appraiser also stated that units without a second space could increase in value by 2% due to the added parking. It should be noted that the parking spaces would be sold as separate parcels so as not to trigger a reappraisal of your unit with an accompanying raise in your property taxes.

Your Board intends to hold a series of public meetings in the Clubhouse in order to determine what you, the owners, want and to determine how to move forward with any plan for a new parking structure. The specific details of any plan will come out of the meetings based on your reaction to and your input about the proposal as presented.

We were ready to hold the series of public meetings to discuss the plans with the owners when the Clubhouse burned down. After it was rebuilt, the Covid pandemic struck. It is hoped that we will not see another Covid surge this Fall and can begin to hold the public meetings regarding a new parking structure later this year.



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 June 30, 2022:** Bautista & Co. reflected a surplus for the month of \$7,780.91, an ending cash balance of \$2,460,802.39 and total investments of \$2,288,217.13 which is designated to reserves.

**Ratification of Pump Repair Proposal from Pacific Water Art - Line #9910:** The Board ratified the proposal from Pacific Water Art to make the necessary repairs to the stream pump for a cost of \$3,690.

**Ratification of Renewal Proposal from Commercial Energy:** The Board ratified the proposal from Commercial Energy to purchase natural gas at the Partnership Price option which was recommended by Commercial Energy.

**Annual Jettering Proposal - All Clear Plumbing - Line #5195:** The Board approved the proposal from All Clear Plumbing for the annual jettering of the 2", 3" and 4" lines in the 3-story buildings, the floor drains, and the manholes on Imperial Way and Half Moon Lane for a cost of \$21,400.

**Adoption of Revised Election Rules:** The Board adopted the revised Election Rules as written by Berding & Weil and were distributed to the owners for a 28 day comment period.

**Appointment of Election Inspector for 43<sup>rd</sup> Annual Meeting:** The Board approved the proposal from Professional Election Inspectors to be the Election Inspector for the 43<sup>rd</sup> Annual Meeting.

**Proposal from Cagwin & Dorward for In-Fill Planting - Line #9915:** The Board approved the proposal for \$22,743 from Cagwin & Dorward for the in-fill planting in various locations.

**Plant Costs for In-Fill Planting - Line #9915:** The Board approved the in-fill plant costs from Pacific Nurseries and Mission Blue Nursery for a total cost of \$6,169.66.

**Proposal from PRS Restoration for Hallway Vent Cleaning in All 2-Story Buildings - Line #9924:** The Board approved the proposal from PRS Restoration for \$15,048 to clean the hallway vents in the 3-story buildings.

**Authorization for Sunrise to Record Notice of Delinquent Assessments for APN #101-080-330:** The Board authorized Sunrise to record Notice of Delinquent Assessments for the APN # listed.



**Do not leave bottles, cans, newspapers, or other trash on top of your parking space's locker. Thank you!**

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## Save Water Please

The West has entered a "megadrought" (a severe drought of 20-plus years) that could be the worst since 800 AD—with particularly harmful effects in California. Water is in short supply and we must all do our part to conserve every drop we can.

The local water department recommends residents immediately take the following steps in order to save on their water use:

- ✓ Fix leaks, including leaky toilets
- ✓ Install aerators on your kitchen, vanity and bathroom faucets and also install water-efficient shower heads. This can reduce water use by 4%
- ✓ Take shorter showers (5 minutes or less) with high-efficiency showerheads. Each minute you cut saves 2.5 gallons.
- ✓ Don't let the tap, shower, or bath run excessively
- ✓ Turn off the faucet when you are brushing your teeth or doing dishes – saves 2 gallons per minute.
- ✓ Operate your dishwashers with full loads only; even if the machine has an adjustable load setting.
- ✓ Make sure that you do only full loads of laundry.
- ✓ Replace your old toilet, the largest water user inside your home. High-efficiency toilet models flush at 1.28 gallons or less compared to older models at Crown that use 3.5 gallons per flush.

If all of us do not limit our water use here at Crown, the Association could end up being subject to penalties. So let us all act together and do our part as we go through this crisis.

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## Disposal of Household Batteries

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 is 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.

**ONLY deck furniture, gas & electric grills, planters, pots & approved storage on decks & patios. No brooms, mops or pots on rails**

# SEPTEMBER

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	15	16	17	
18	19	20	21 <b>BOARD of DIRECTORS</b> Executive Session TBD Open Forum TBD Meeting TBD		22	23	24
25	26	27	28	29	30		

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.

### 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 -650-933-5259  
 dat.tran@astound.com  
**Comcast Cable** . . . . . Jim Howell (267) 854-4352  
 Jim\_Howell@comcast.com  
**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**