

CROWN COLONIST

Volume 46 Number 1

January 2023

Happy New Year from My Family to Yours

By David J. Canepa

As the holidays draw to a close and we enter 2023, I am so thankful to serve as your San Mateo County Supervisor. I am also thankful for my beautiful wife Ana and son Piero, who both keep me grounded.

Piero was born during my first year in office and watching him grow up every day is the joy of our lives. I am also grateful to my staff for helping me to address the needs of my constituents in San Mateo County and for creating policy that will improve the lives of all county residents.

As I finish my sixth year in office, I am honored to be a member of a Board of Supervisors that has made historic investments in reducing homelessness, creating affordable housing, removing guns from our streets, protecting women's reproductive rights, protecting our environment and making improvements to our parks like Gellert Park, which serves the residents of Crown Colony.

As the year comes to an end, I'd like to thank you all for taking the time to read my monthly column and for your support.

Happy Holidays, Merry Christmas and Happy New Year from my family to yours!

In other news, with COVID-19, RSV and flu circulating in our area, the county's Health System is urging residents to take steps to prevent these respiratory infections by wearing a high-quality mask indoors, staying up to date on vaccinations, washing your hands, avoiding touching your face, covering coughs and cleaning surfaces.

COVID-19 vaccines and boosters are widely available from health care providers and pharmacies, such as CVS, Safeway and Walgreens. For County Health's

pop-up clinics, please see the online calendar or go to MyTurn to schedule appointments.

Flu vaccines are also available from health care providers and from County Health. See flu vaccine locations and schedules on MyTurn here and County Health's pop-up flu clinics. To learn more go to: <https://www.smchealth.org/flu>.

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

Boilers

The Raypak boilers that provide hot water to the residents of the corridor buildings and the laundry rooms are 46 years old. Crown's maintenance staff has spent many hours keeping them up and running properly. They have repaired the boilers by replacing parts when necessary.

Unfortunately, Raypac is no longer making or stocking replacement parts for our boilers. When a boiler part wears out we are unable to purchase a new part to replace it. Therefore when a boiler fails, we must purchase a new one.

Crown currently has 4 large boilers in the two 152 unit buildings and 10 smaller boilers in the 45 unit buildings. The current cost of a new large boiler is \$76,000. The Cost of a new small boiler is \$67,000. The Association is in the process of replacing the large boiler at 370 Imperial Way. We have ordered the new boiler and intend to install it after the first of the year. We will be saving this boiler's still functioning parts. These can be used in the other three large boilers thus delaying the need to purchase other new boilers. The same thing can be done with the small boilers.

We intend to keep our current boilers running for as long as we can. This gives the Association time to accumulate the monies necessary for future boiler replacement without calling for a special assessment.



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!

Holiday Hours...

On the Martin Luther King, Jr. Holiday, Monday January 16, 2023, laundry cards can be refilled from 10am - 6pm. The Association Office will be 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.

Wipes, etc.

Many baby products and adult personal hygiene products, along with household wipes and cleaning towels are labeled as "DISPOSABLE" and as "FLUSHABLE." While these products may be marketed as a convenience item in this way, the truth is that these types of items have the ability to clog and stop up not only the sewer line on your property, but also can cause blockage and service problems in the outside sewer and pump stations.

Unlike toilet paper, these products **DO NOT** break down once they are flushed. They can cause blockages in your on-site sewer lines, especially older pipes that may have grease, roots and other obstructions already existing. Repairs to these pipes caused by these blockages can be very costly. This problem has been occurring at Crown Colony and seems to be getting worse.

The plumbers that have been clearing lines here have labeled wipes and other adult personal hygiene products as the cause of some very bad back ups in the garages and outside on the main roads. These so

called "DISPOSABLE" and "FLUSHABLE " items are getting caught up with other items that are currently in your sewer lines. Thick toilet paper, paper towels, cotton swabs, dental floss, sanitary pads and toilet cleaning pads, to name a few, are contributing to the clogs and back-ups. **DO NOT DISPOSE OF ANY PRODUCTS DOWN THE TOILET EXCEPT TOILET PAPER!**

Garage Garbage & Debris

Residents disposing of garbage, furniture, appliances and other debris in the garage near the garbage room doors has become a continuing problems in some of Crown's buildings. This area is a fire lane and must not be blocked.

This problem is aggravated on the weekends when there is neither garbage service or staff available to remove this mess.

Garbage, recycling, junk mail, boxes and other small items should be disposed properly and not left in the garage for someone else to clean up. We are requesting that if your bags do not fit down the garbage chute in the building, that you dispose of them in an outside dumpster close to your building (this includes breaking down boxes and disposing them in the outside recycling bins). Leaving garbage and recyclables in the garage can attract pests, rodents and other animals.

We request that if you need to dispose large household items, that you take them to the compacting area at the south end of Half Moon Lane near the Chevron car wash and not leave them in the garage.

If this is not possible, that you try to avoid leaving any large items between Friday afternoon and Sunday night since they most likely will not be picked up until Monday morning. We do not have personnel to remove the large items in the garage over the weekend so they can sit there from Friday afternoon until Monday morning.

We have our compacting company and our grounds keepers who pick up items near the garbage room Monday through Friday. We have allowed people to place large items that they are unable to take to the compacting area there temporarily rather than leave them in the lobbies or hallways.



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



Board Highlights

Financial Report Ending October 31, 2022: Bautista & Co. reflected a deficit for the month of \$12,918.76, an ending cash balance of \$2,642,508.68 and total investments of \$2,456,169.34 which is designated to reserves.

Ratification of Proposal from All Clear Plumbing to Replace the Holding Tank for the Boiler at Building 20 - Line #9922: The Board ratified the proposal from All Clear Plumbing for a cost of \$6,400.

Ratification of Proposal from Ideal Landscape & Concrete to Replace the Walkway near Building 17 - Line #9928: The Board ratified the proposal from Ideal Landscape & Concrete to replace the walkway near Building 17 for a cost of \$9,400.

Proposal for Semi Annual Carpet Cleaning - PRS Restoration - Line #5190: The Board approved the proposal from PRS Restoration for a cost of \$15,421 to be funded from line #5190.

Package Theft

It has come to our attention that several residents have been alerted that their packages have been delivered to the lobby of their building, but upon checking the lobby, the packages are not there or they have been opened and items stolen. Many times, the delivery drivers deliver the packages to the wrong address/building but in many of these cases that did not happen and the packages are nowhere to be found. This leaves us to believe that the packages are being taken.

If you have experienced this, or even if you haven't, we recommend you find an alternate delivery option. It is disturbing to think that someone from the building is taking the packages. However, the Association has no control over what happens to residents' packages.

Residents need to be responsible for their own packages and having them delivered to a safer location is recommended. Cameras were looked into, but they require wifi and the cost to put them in all of the lobbies is very high at over \$100 per month per lobby. The board felt that the Association is not responsible for personal property and that residents might want to find alternate delivery options.



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

Feeding Animals

It has been reported that some residents are leaving cat food outside in the common area for the feral cats. This must stop immediately. The cat food attracts rodents, racoons, coyotes, etc. which can ultimately get into the building and possibly cause harm to someone or their pets.

This also creates a very unsanitary condition for the building. If anyone is caught doing this, they will be invited to a hearing before the Board of Directors where fines will be levied.

Let's keep Crown Colony safe and clean.

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. All owners who rent their units should advise their tenants to do the same and to make sure they also notify you, the owner, if any emergency should occur.

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!

HAPPY NEW YEAR!

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
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
22	23	24	25	26	27	28
29	30	31	Clubhouse Hours Mon. thru Fri. 9 am-8 pm Sat. 10am-8pm & Sun. 10am-6pm 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
Astound Broadband Dat Tran 650-541-1590
 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