

CROWN COLONIST

Volume 46 Number 2

February 2023

Board of Supervisors Welcomes New Members

By David J. Canepa

I'm delighted to offer congratulations to both Noelia Corzo and Ray Mueller on their swearing in as new members of the San Mateo County Board of Supervisors. I am especially proud of Corzo for making history as the first Latina to hold this position in the county's history. We know that with her leadership, San Mateo County will continue to thrive and be a place where all members of the community can succeed.

I would also like to extend congratulations to Dave Pine, who was appointed President of the Board of Supervisors, and Warren Slocum, the Vice President of the Board.

Supervisor Pine said his goal for 2023 will be to "facilitate a highly effective and productive culture among the Board of Supervisors that will enable us to make the best decisions possible for the good of the county." I couldn't agree more.

While we have two new members, the Board's goals remain to reach functional zero homelessness, create more affordable housing opportunities, foster economic development, protect public health, prepare for climate change and potential disasters and care for the most vulnerable in our community with a focus on equity and social justice.

I'm excited to get to work with my new colleagues to improve the lives of all of the county's residents.

In other news, I was proud to be sworn-in to the SamTrans Board of Directors on Wednesday, Jan. 4 and am ready to work with my fellow board members to improve public transit for the people who need it the most, older persons and individuals with disabilities and our students who rely on it to get to school.

As you may already know, residents in Daly City and

north San Mateo County comprise the largest chunk of ridership and without SamTrans would be unable to get to work, the grocery store or medical appointments.

My mission is to make this public transportation agency the most efficient and greenest in the Bay Area, with an eye on increasing ridership, especially along the El Camino corridor near job centers and the Caltrain line.

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

Holiday Hours...

In celebration of the Presidents' Day holiday on February 20, 2023 the Association will observe the following hours.

Date	Office	Clubhouse, Gyms & Spa	Bus
2/20/23	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.

Emergency Contacts

Any resident living alone and/or having medical conditions, please give the Office your emergency contact information. It will be put in your file.



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. In light of the recent storms everyone should check their units in the coming days for any evidence of mold.

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.

Drips → Flood

You think you see drips coming from your ceiling? What should do you do? If it is during business hours, call the Association Office immediately. Outside of business hours, call the Front Gate. Do not delay! We will send a maintenance person to check out the situation and determine the source of the leak. He can also turn off the water in an emergency basis to prevent further damage. It is important that you act immediately, otherwise those annoying drips may soon become a flood. Once the leak has been stopped, your Association can refer you to a reliable restoration company that is familiar with Crown Colony. They will take the proper steps to help you recover from your water-logged state. To quote the old cliché “Speed is of the essence,” so act immediately and minimize any damage.

Backups

It’s been a long day and you are glad to be home. You walk in and discover a sink is backed up, slow draining or any other plumbing issues that you are not sure who is responsible for. What do you do now? **You call All Clear Plumbing**, the Association’s plumber at 650-303-5130.

All Clear will determine if the problem is in the main line or if it is in the unit’s line. If the problem is in the main line, The Association is responsible and will be billed accordingly. If it is the unit’s line, the resident is responsible for paying for the services when completed.

Also, if you hear gurgling in your plumbing line or if your line is draining slowly, call the Association Office at (650) 756-8220 and report it. What you hear can be an indication of a future problem and the **line should**

be cleared immediately before a back up occurs.

There are other important numbers on our website that may benefit the residents. The Crown Colony website is www.crowncolonyhoa.com. Click on Important Numbers at the bottom of the home page.

Water Shut-Offs

The water supply lines serve multiple units. If you are having plumbing work done and need the water to your unit shut off for a period of time, please let the Association Office know at least 48 hours ahead of time. This will give the Association time to notify the other units on your supply line and give them adequate notice of the impending shut-off.

The Association Office will need to know the following:

- 1) The day of the repair;
- 2) What time the water needs to be turned off; and
- 3) For how long.

On the day of the repairs, you need to call the Office when the plumber arrives. Maintenance personnel will meet the plumber at your building and show him how the water should be shut off. When repairs are completed, either the plumber or the maintenance personnel can turn the water back on.

Bathroom Fans

A while ago, a resident, who was home at the time, smelled something burning in her unit and went into the bathroom and saw the fan in the ceiling had caught fire. She reacted quickly by calling 911 and got her extinguisher and put the fire out before the Fire Department arrived. Her quick thinking kept this incident contained to only her unit. The Fire Department had to cut a hole in the roof over this 3rd floor unit. Thankfully, the only damage was in the bathroom and the roof over the unit.

We are reminding all owners that some bathroom fans are the original fans and are 50 years old. Over time the motors can get worn out and start to deteriorate as happened in this case. If you have a noisy fan or one that has a motor that is not functioning properly, you should get it replaced or looked at by an electrician. This is also a good time to remind all owners that they must maintain a personal insurance policy.



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. 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	BOARD of DIRECTORS Executive Session TBD Open Forum TBD Meeting TBD		16	17	18
19	Presidents' Holiday	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	
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		