



Quote of the Quarter:
“If you want to touch the past, touch a rock. If you want to touch the present, touch a flower. If you want to touch the future, touch a life.”
 ~Unknown

Fall Issue | 2020-21

Crown Pointe focus

2020 BOARD MESSAGE

Fall greetings to everyone! We hope that everyone is doing well in spirit. As a beautiful but aging community, we are happy to have met some of our 1st quarter milestones. Our commitment was to work closely together with all committees to increase communication to address individual and collective concerns as quickly as possible. Last quarter we evaluated several landscape and lighting contracts where quality expectations continued to lag; asked for greater accountability and responsiveness from our patrol services; created our first newsletter to keep you abreast of developing items; encouraged homeowner participation in monthly meetings; and identified opportunities to prepare our community in the event of a natural disaster. Although we missed out on festivities such as the 2nd Annual Meet & Greet, 4th of July, and Memorial Day; and as there remains uncertainty of our ability to resume gatherings for October or the December Holiday Cookie exchange, this is still an opportunity for us to remain connected via small and intimate “wine times”, checking on neighbors impacted by COVID-19, and welcoming new neighbors (and pets) to Crown Pointe. We still have much work ahead of us. As costs continue to rise and revenues remained flat over the last 15-20 years, we will need to focus on infrastructure and budget requirements with Bali Mgmt. Group (BMG). Addressing these issues may require us to think differently on approach. However, please know that it is our intent to share information and garner community input as we move forward. We mentioned the “lovability factor” in the last issue and I hope that we all keep that at the forefront of our minds. With multi-million-dollar homes surrounding us, we want to visibly be the “Crown Jewel” and no less. Help preserve our values.

- ✦ Yolanda De Ramus, President
- ✦ Don Mask, Vice President
- ✦ Marchette Hogan-McCullough, Treasurer
- ✦ Billie Hastings, Secretary
- ✦ Audria Quillian, Director

Crown Pointe Awareness Task Force (CPATF)

Fall Message: In the first issue, the CPATF provided information to bring awareness of community issues to homeowners. It is our goal to ensure objectivity in presenting important details for your consideration. Below is a timeline of milestones:

2018	2019	2020
<ul style="list-style-type: none"> - CPATF formed (9/2018) The CPATF was approved for formation by the Board to address homeowners concerns regarding safety and emergency awareness. The CPATF would look to explore any feasible opportunities and present them to the Board, providing monthly updates. 	<ul style="list-style-type: none"> - Post CSI Patrol signs - Dissemination of information for privacy of gates codes and new access - Created contact tree for Emergency Preparedness Info. Coordinated a LBPD (Community Watch) Q&A - Participated in Spring Meet & Greet 	<ul style="list-style-type: none"> - Obtained information on residents requiring assistance during emergencies; update emergency contact lists - Obtained new gate codes and tested reliability of back-up batteries and emergency cranks - Performed Walkthrough Drill - Other safety evaluations*

*3/2020- 4/2020 Community awareness surveys. Board presentation. 6/2020 – present (Brainstormed on opportunities for increased community awareness measures; request and review bids for wall, security cameras, increased patrol services and replacing gate locks; evaluated lot surveys/easements; reviewed CSI contract. Next Steps: Continue evaluation of options and feasibility of proposals; request legal review; and obtain homeowner input.

Emergency Preparedness Most southern California residents are aware that our fire seasons can be dangerous; and being on numerous fault lines we are always at risk for an earthquake such as our recent experience and future predictions of greater magnitude. Take time to re-evaluate your [Earthquake Checklist](#), do a safety check of your home and loved ones, and kindly check in on your neighbors. The CPATF worked with BMG to test and ensure that emergency mechanisms were tested and in proper working condition. Next Steps: Creation/simulation of an evacuation plan.

Awareness Tip: Homeowners should remain vigilant in providing their own security by keeping doors locked, refusing to open the door to strangers, asking workmen for identification, keeping garages closed, installing personal security systems and carrying insurance. CPATF: Audria, Neil, Byron & William - CPATF@gmail.com

PARKING Please contact [Debbie at BMG](#) for parking concerns. Last quarter we reported meeting with CSI to improve accountability & protocols. Repeated violations are being monitored by CSI and handled with BMG; homeowners will be required to attend a hearing for violations. New owners should familiarize themselves with the rules and inform renters. **HOMEOWNERS ARE NOT TO USE GUEST PARKING FOR LONG TERM PARKING.** Residents should garage their 3rd/4th vehicles or park in their adjoining driveway and being careful not to block sidewalks. If you have a special or temporary circumstance for parking, please contact BMG to discuss.

- **Lock your car and avoid leaving valuables exposed.** Several weeks ago, a guest of a homeowner had their car stolen off Avery. The car was later recovered.
- Please remember that we all live in this community and are vested in maintaining a quality neighborhood. There were a few occasions where car oil spilled on our concrete. It is costly to clean up these spills. Please ensure you check your car and that contractor utility vehicles **DO NOT** damage common area property; damages may result in clean-up fees to the homeowner.

LANDSCAPE & ARCHITECTURE



Fall Message: The Landscape/Architectural Committee (LAC) begins its communication by extending a warm welcome to Crown Pointe's new landscape vendor, Brightview Landscape. We hope that all homeowners will join us in this greeting. After an analysis of bids/proposals submitted, and thoughtful deliberation on the part of the LAC and HOA Board, the decision was made to select Brightview Landscape. As many homeowners will recall, Brightview served as our landscape vendor prior to Salco Landscape Service and Growers. The company has since undergone an operational restructure and is eager to meet our needs and help bring about positive change and improvements to Crown Pointe's landscaped areas.

Landscape

The proposed large and small projects submitted to the HOA Board, as reported in the prior newsletter, were placed on hold, pending the selection of the new landscape vendor. To provide more in-depth planning and greater insight of landscape projects throughout the community, a draft of proposed strategic priorities was requested by and submitted to the Board. The draft included an outline of goals, prioritized projects, and a request to identify timeline and costs. A top priority was a thorough investigation of the community's irrigation system. Without proper irrigation, all other planned and completed projects will fail. We do not anticipate that a strategic review will interfere with timely attention to matters such as diseased plants and trees. You are asked to report concerns via the following protocol: Email or phone [Debbie Schneider](#) to share your observation, concern or request. [Ms. Schneider](#) will forward the information provided to the appropriate party(ies)—Board, LAC or landscape vendor. *For your information, Brightview services our community 3x times a week (M, W, F). During each visit, the following tasks will be performed: Blow off hardscapes and remove litter/debris from all specified areas of the property, mowing, weed, trim, mulch, check irrigation, and documentation of issues. We are sharing the schedule so that residents are informed and when necessary, can move their vehicles to minimize the amount of dust reportedly collecting on their cars.*

Architectural

It has been clarified that architectural matters e.g. common area walls, sidewalks, and streets do not fall under the realm of the LAC. Concerns regarding these areas are to be brought to the attention of [Debbie Schneider](#) directly by the homeowners. The LAC will continue to assist in matters by reporting concerns and offering recommendations. Recently, the LAC identified common area stucco walls requiring power-washing and damage/decay to the large beams extending from the roof of the guard shack; repairs were made and resulted in improvements to the community. We look forward to seeing you throughout the community and on our planned/scheduled walks!

LAC Tips:

- Notification/Approval is required for ANY overnight use of Common Area property, e.g. portable restrooms, trailers for debris collection, oversized trashcans, etc.
- Water prices are expected to increase as much as 6%. Rate increase and more information can be found [Here](#).
- Status of the LB Industrial Park Project at the intersection of the 710/405/Pacific [Click Here](#).

SOCIAL EVENTS

During the August Board meeting, the Social Events Committee recommended activities for residents and children in the spirit of Halloween. However, the County released [Halloween Guidance](#) protocols and it is not advisable for us to do so at this time. Please refer to this guidance for other fun and safe alternatives.

If you are going out to eat and want to experience some new eateries in BK, check out these new restaurants recommended by your neighbors:

[Wood & Salt Tavern](#)
[MeeMas](#) or
[Derricks on Atlantic](#)

Warmly, the Social Committee: Carolyn Mask, Crystal & Sean Radford, others.

Homeowner's Corner



On behalf of the Crown Pointe Homeowners Association Board of Directors and the other homeowners of Crown Pointe, we welcome all our new 2020 residents to our community. We would also like to acknowledge any new residents to the community from 2019. We know you'll find this community is a great place to live and we encourage your participation in our monthly Homeowners Association meeting (every 1st Thursday via Zoom during Covid-19) and share ideas on how you'd like to improve Crown Pointe. We look forward to meeting our new residents.

COVID-19

Be kind and consider others health in your decisions. Stay safe, wear your MASK when in close contact with others, and maintain a 6ft distance. If you need assistance with food delivery or other errands, please reach out to the Social Committee at cmask@aol.com. Check LB [stats](#), [health information](#), [testing](#), and [information for businesses](#). LA County stats are available [here](#). **#WE ARE ALL IN THIS TOGETHER**



*Homeowner Inspirational Share
"Be So Positive that Negative People do not want to be around you". -
Anonymous*

Call for Your Recommended Contractors - Have you ever thought that with Crown Pointe having 91 homes, we've got more leverage dealing with home maintenance vendors than we ever imagined? Please share any vendor or contractor ***you have satisfactorily used*** so we can have a resource list that residents can tap into. The criteria are limited to home maintenance vendors that have provided you satisfactory service (pool improvement/servicers, handymen, plumbers, electricians, security cameras, bathroom remodels, roofing, pest control, sewer inspection, etc.). Please email carinaslepian@gmail.com. Residents may or may not use the Resource List as they wish, but the objective is to get significant discounts, if possible, and/or better-quality service. *These are recommendations from neighbors and not associated with BMG/Board.*

If you have new outdoor or indoor remodel you'd like to feature or a newsletter suggestion, drop us a line for our next issue crownpointenews@aol.com !!! Previous issues are on the website.