

DIVERSITY
IS
beautiful.

Buddha Groove

Crown Pointe *focus*

*It's time to **SPRING** forward!*

Board Message

Spring Greetings Neighbors. As we move into Spring, a time which is quoted as being the "hopeful season", we extend our best to you and hope that you are all well. As a CP family, we are sympathetic to any homeowners/resident who may have been affected in anyway by COVID-19, especially those who experienced the loss of a loved one. Please know that our collective thoughts and prayers are with you and we offer you a virtual hug during this difficult time. We hope that the tokens of our thoughts to you and your family were well received. As we move into the 4th quarter of the fiscal year, we continue to experience above average cost increases in several major areas of expenditure. We previously shared "links" to information regarding utility increases by city agencies and many of you have begun to see the impact on your household bills. These non-discretionary costs along with essential and deferred repairs to landscape and infrastructure had a direct budget impact, pitting rising costs against flat HOA fee levels over the last 12 years. Alongside the Bali management company, we are seeking to address these areas of concern and your feedback is important. Over the course of the next few weeks, you will received a request to participate in our first community engagement survey. We appreciated your active participation in the monthly Board meetings this year and the survey is another avenue to hear from you. You are encouraged to also participate in the planned Board/Community Awareness "ZOOM" meeting scheduled for April 7th. We know you love your community and regard you as an integral part of Crown Pointe - our mantra remains that we strive to be the "gem" of Bixby Knolls/Los Cerritos! **Be well - Stay well** as we all move into our new and better normal for 2021.

HOA 2020-2021 Board

- ◆ Yolanda De Ramus, President
- ◆ Unassigned, Vice President
- ◆ Marchette Hogan-McCullough, Treasurer
- ◆ Billie Hastings, Secretary
- ◆ Audria Quillian, Director

Reminder: Participate in our monthly HOA meeting every 1st Thursday, via Zoom during Covid-19, and share ideas on how you would like to improve Crown Pointe.

Crown Pointe Awareness Task Force (CPATF)

Please attend the Community Meeting, via ZOOM on 4/7/2021 at 6pm for a final report on a proposal for security cameras and heightening of the Del Mar wall.

Living in a private community can have many benefits; however, always be vigilant in taking precautions for your own security. Making sure you have adequate lighting in and around your home is a safeguard that should not be ignored. The Crown Pointe HOA provides beautiful decorative and functional lighting throughout the community, but don't ignore the practicality of keeping your own outdoor lighting and/or an inside light on when you are away from home. A well lit home can be a deterrent to property crimes. If you see a Common Area light out in your community, report it to Bali Management right away.

The state of Texas recently experienced an unprecedented winter storm. Lone Star residents were left without power and water for weeks. Disaster can strike anywhere and at any time. Make sure to be prepared. Keep flashlights, candles (preferably flameless), batteries, water, and nonperishable food on hand. Consider purchasing an emergency radio and keep a fully charged back up battery for your phone. You may even want to invest in a generator. It may be a little late, but CPATF suggests that everyone change the batteries on their smoke detectors with daylight savings time.

Crown Pointe Awareness Task Force (CPATF) keeps a list of homeowner information to use **only** in case of an emergency. Providing this information is totally voluntary and separate from the information Bali Management requests. If you have not yet provided your information to CPATF, please send your name, address, email, and a contact telephone number to debbie.schneider@balimgmt.com. This will be shared with the CPATF. **Be safe and continue to look out for your neighbors.**

Website: www.crownpointehoa.com

RESIDENTS MUST REGISTER AND OBTAIN A LOG-IN

For questions please call Bali Management Group, Debbie Schneider
310-294-5390 x108 OR debbie.schneider@balimgmt.com

Vendor/Contract Referrals - Need a referral for services from your neighbor or have a recommendation? Email carinaslepian@gmail.com for a list of referrals for pool improvement/servicers, handymen, plumbers, electricians, security cameras or home automation, bathroom remodels, roofing, pest/termite control. *These are recommendations from neighbors and not associated with BMG/Board.* Drop us a line at crownpointenews@aol.com.

Landscape/Architectural Committee (LAC)

Landscape - The Landscape/Architectural Committee welcomes the coming of Spring 2021 and the prospect of thriving recently planted trees, shrubs, plants, etc. A number of small landscape projects have been completed throughout the community and can be witnessed on Edith Way, Avery Place, and Marion Way. The LAC has worked with our landscape vendor, BrightView, to identify common areas needing attention and are monitoring the growth and maintenance of our refreshed beds. Our proposal for the Terrylynn Place improvements is currently under review.

Collaboration will soon occur with BrightView's licensed landscape designer to assist the L/A Committee and HOA Board to re-imagine our main entrances, and larger common area beds. We hope to create focus areas that proudly welcome us home along with greeting our guests. Crown Pointe is a beautiful community and our landscaped grounds help to make this a true statement.

You have probably noticed the removal of a few trees once planted in common area beds. Many are disheartened by the removal of trees, and this stands true for the Committee. However, due to disease or damage caused by aggressive roots to plumbing, fencing, concrete, and asphalt, tree removal is the best solution. When it is prudent to replace removed trees with trees less likely to cause damage, this will occur. Thus, we can look forward to the beauty provided by additional Crepe Myrtle – Watermelon Red soon appearing in Crown Pointe. Also, making its' Crown Pointe debut are Daniella and Duranta plants; these bright plants offer a fresh look in our common area beds. In an effort to conserve on water we are exploring with succulents and cacti.

The Time Change on March 14th has allowed more time for dabbling in your flower beds to refresh your home's curb appeal. Sunshine is a great source of Vitamin D, an opportunity to get in some exercise, and a chance to greet your neighbor! Please remember that homeowners are not permitted to plant in the common area.

Architectural - Most of us are observing wear and tear to the exterior of our homes, i.e. dry, rotted, faded, damaged fascia boards and fencing, faded garage door paint, damaged and rusted wrought iron fencing, etc. Please consider taking a look at your property with a "critical eye" and plan your repairs which may also be required as part of the CCRs. Such repairs not only enhance the value of your property, but of our entire community. An Architectural Request should be sent to Debbie Schneider, Bali Management, if you have any questions.

Social Committee (SC)

Holidays/Events

May 9: Mother's Day
May 31: Memorial Day
June 20: Father's Day
July 4: Bixby Knolls Annual Parade
Oct (TBD): Neighborhood Cookout
Oct 31: Halloween
Nov 25: Thanksgiving
Dec 5: CP Annual Holiday
Cookie Exchange

Spring is in the air! We are all planning how we can finally get out of the house now that many have received their vaccines. I, for one, am vaccinated and happy to help in any way if you are in need of something. That's what neighbors are for.

We are looking for residents from Terrylynn Place to join the Social Committee in order to receive more perspective from all sides of the community. Email me if you are interested at crystal.radford77@gmail.com.

This year we have some great ideas on how to enhance your quality of life and get to know your neighbors...watch your email! Also, keep a look out for giveaways from St Patrick's Day and Easter holiday...they may end up on your door step.



Homeowner's Corner

Creating a Better Price History for Crown Pointe

Carina Slepian, proud CP resident and Realtor, recently listed the first million-dollar home in Crown Pointe. In less than two weeks, escrow was opened on Marion Way, priced at \$1,035,000, appraised at full value, and is expected to close by the end of the March.

There is definitely high demand in our area, however our homes have been undervalued so, in the past 3 years, I've listed and sold six Crown Pointe homes that have progressively fetched a higher price. All the factors that make up the value in a home exist in our private community, not to mention our affordable HOA fees. Our main gate entrance on Country Club Drive also contributes to that value. When we first moved here, Crown Pointe prices were stagnant, because most real estate valuations are historically-based rather than demand and features-based. In 2018 a CP listing sold for \$329/sf and just last December, another CP listing sold for \$438/sf. That's a 33% increase. My mission became clear - **create a better price history for Crown Pointe!**

We moved here 6 years ago, after looking at literally 100+ homes from Simi Valley to San Juan Capistrano. Previously, we lived in Brentwood so I was focused on West LA real estate. We weren't looking for a private community or a pool, but now that we're here, we couldn't imagine living anywhere else. Crown Pointe is truly a gem. The surrounding area is beautiful and the local amenities are great. Craig and I often walk in the neighborhood. I'm always happy to chat with our wonderful neighbors and answer any questions about our community. I can be reached at homesbyCarina@gmail.com.

Our deepest sympathy to the D'Angelo Family. Mr. Joe D'Angelo (Marion Way) passed away in March. He recently celebrated his 90th birthday and is said to be one of the last original CP owners. He will be missed.

A truly great neighbor is hard to find, difficult to part with and impossible to forget. We will miss long time CP residents, Loren and Byron on Marion Way, who recently relocated to Texas for an amazing job opportunity. Take care!

"Sometimes

the bad things that happen in our lives put us directly on the path to the best things that will every happen to us."
- Nicole Reed

A special thanks to the contributors to the CP news team: Yolanda, Audria, Carina, Craig, Crystal, Linda, Marcy, and Valerie.

For the latest **COVID-19** information
Visit <https://longbeach.gov/VaxLB> for Long Beach
Visit <https://covid19.lacounty.gov/> for L.A. County
#WE ARE ALL IN THIS TOGETHER