



Crown Pointe *focus*

Board Message

The new HOA Board concluded its 1st Quarter activities. Needless to say, we've been busier than ever. Have you ever paused to wonder what is going on behind the scenes? Well, be encouraged because our 1st Quarter has been nothing short of a hustle to ensure that we protect, maintain and enhance our Crown Pointe assets. The Board continued the efforts of the previous Board to ensure transparency, cost containment and information sharing.

First, we took several measures to hold landscape contractors accountable for their work. Through contract compliancy, we pursued and received compensation for damages which offset new and essential landscape maintenance projects. In addition, we took a hard look at tree maintenance, procuring an independent arborist to evaluate our long standing pruning schedules and resulting in a substantial cost reduction in our budget. We also addressed some health & safety concrete patches that partially met our deferred maintenance objectives.

However, with wins we also have some challenges. We are providing guidance to Bali related to our 1974-76 land lease terms that may result in higher costs based on current market values. We are working feverishly with Bali to negotiate fair terms for the community.

On a brighter side, "pun intended" due to expired vendor colors, we have an opportunity to improve our color palettes by exploring new options for exterior paint to modernize our community.

We encourage you to actively participate in the monthly meetings to share ideas or concerns. To our new residents, we welcome you to look at the historical minutes or prior newsletters to get "caught up" (www.crownpointehoa.com).

We have a long road ahead of us, but know your Board and Bali Mgmt. strive to be thoughtful, transparent, and committed to responsible budgeting, beautifying our now million dollar neighborhood and building a unified community through engagement and a little bit of fun!

New HOA 2021-2022 Board

- ◆ Yolanda De Ramus, President
- ◆ Audria Quillian, Vice President
- ◆ Philip Marr, Treasurer
- ◆ Marchette Hogan-McCullough, Secretary
- ◆ Rob Staniford, Member

Crown Pointe Awareness Task Force (CPATF)

As I was driving into Crown Pointe a couple of months ago, I noticed a lot of smoke in the horizon. My first thought was "Oh no, something in Crown Pointe is on fire". As I drove down Edith Way and onto Marion Way, a crowd of residents had already gathered. Where was the fire? Fortunately for Crown Pointe, it was not any of our beautiful homes, but as I later found out there was a fire S of 405, N 710 freeway near Santa Fe. But it was a staunch reminder that fire season is here again and we are facing another emergency drought. Fire can start anywhere. Trees surround our area on Country Club, Terrylynn and on Del Mar. Certainly we want residents to be prepared for any emergency.

September is Emergency Preparedness Month and CPATF wants to remind all residents to prepare for a fire or other emergency. On Sunday, September 12th CPATF members conducted a crank drill on all of the entrance/exit gates in preparation for a power outage.

FIRE PREPAREDNESS GUIDE

- 1) The first order at hand is to check your smoke detectors to make sure they are operating. Keep new batteries available. Smoke detectors should be installed outside of each sleeping area and on each level of your residence.
- 2) Also check your fire extinguisher and make sure it's properly charged. There should be a test button to check the proper pressure. Make sure family members are trained properly to use the extinguisher.
- 3) Draw a floor plan of your home and determine at least two escape routes from every room.
- 4) Practice a low crawl escape from each room.
- 5) Conduct a practice drill with your family twice per year
- 6) Select a safe location outside your home to meet with family

Go to our Crown Pointe website for information on Earthquake Preparedness.

CPATF is meeting with Councilman Austin's office on and the Lbfd Northern division on September 22, to discuss emergency preparedness, increased patrol presence, and homelessness (encampments, funding, housing) identified concerns for many homeowners in Crown Pointe. CPATF is happy to share that there were no incident reports from CP homeowners in the last few months.

Our next meeting will be held on October 12, at 6 pm in the grassy knoll on Edith Way. Bring your chair and favorite beverage and join us.

- Crown Pointe Awareness Task Force Committee - Audria Quillian, Justin Potier, Marcy McCullough, & William Perry

Website: www.crownpointehoa.com

RESIDENTS MUST REGISTER AND OBTAIN A LOG-IN

For questions please call Bali Management Group, Debbie Schneider
310-294-5370 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 (L/A) Committee welcomes the quickly approaching Fall/Autumn season and the effects of this time of year on our landscaped community. The changing colors of leaves is always a sight to behold in spite of the added work required due to fallen leaves. Additionally, several plants enter their dormant period and use this time to rest and regenerate for the Spring. Through it all, the L/A Committee will continue with steadfastness its volunteer efforts to help ensure that the Crown Pointe landscape continues to improve and develop.

Since our last communication, via the newsletter, we have continued close work with our landscape vendor Brightview. In doing so, we have persisted with our street rotation, giving major focus to each street in the community on a revolving basis. At the same time, general landscape maintenance has been given to the full complex. This encompasses circling back on previously completed projects to help ensure their healthy growth, while responding to urgent matters such as irrigation system challenges and repairs. The most recent focus has been on finalizing outstanding requests made to our vendor. The focus areas to follow will be Terrylynn Circle and Terrylynn Place.

Please recall that homeowners are not permitted to install plants/flowers in the common area beds. On the other hand, per the CC&R's homeowners have a responsibility to appropriately maintain the landscape on their property. Should you have questions regarding where your property ends and the HOA's begins please do not hesitate to contact our Property Manager, Debbie Schneider, Bali Management, 310-294-5370 or email her at: Debbie.Schneider@balimgmt.com.

Architectural

As most have noticed, spiders have begun their busy work of creating webs on stucco walls and lighting resulting in an unattractive and dirty appearance of walls throughout the complex. An easy way to help combat this unsightly appearance is to rinse the webs off with a water hose. This is not to suggest that it's the homeowners' responsibility, just a clue as to how we can all work together towards maintaining a beautiful Crown Pointe.

Many homeowners have responded to needed architectural improvements to their home, this is also a responsibility of ours per the CC&R's. These efforts are noted in repairs to termite damaged wood; faded and damaged fascia boards and fencing; faded garage door paint; damaged and rusted wrought iron fencing, etc. Of great value is the impact on property values throughout the community. Remember, an approved Architectural Request is required prior to completing work visible via the common area. Again, contact Debbie Schneider, Bali Management, if you have any questions.

- Landscape/Architectural Committee - Linda Perry, Justin Potier, & Teri Staniford

Social Committee (SC)



Fall is here! We have had some fun community events and want to encourage you to keep it going! Painting with a Twist was a great success! We had a blast and got to see old friends and meeting new neighbors.

Don't forget to read your emails from Bali Mgmt. for reminders for upcoming events.

Upcoming Events:

- * Monthly - 2nd Saturday's CP Walking Group.
- * Oct - Halloween Social
- * Nov - Giving Thanks Event
- * Dec - Annual Cookie Exchange



Crown Pointe Walking Club

Walk the walk and talk the talk
Come out and get to know your neighbors

- When: This Saturday, October 9th
- Meeting place: Edith Way & Country Club Dr.
- Time: 8:00 am
- ~1 hr. walk time
- * Two groups - Leisure Llamas and Power Pumas

Next walk November 13th @ 8:00 am

Homeowner's Corner



Tell your story the way you want it to be. Everything that you are living is in response to the story that you are telling **-period.**

Do you want life to be the thorny cactus or the flower on top of its thorns?

- Craig & Carina

Long Beach Approves Water Rate Increase

I'm sure your received the notice of the water rate hikes.

"Long Beach City Council members approved increased water and sewer rates at their meeting Tuesday night, Sept. 7. The new ordinance raises water rates by 8% and sewer rates by 10%.

For a typical single-family home, that means about an extra \$5.39 per month, according to the city's board of water commissioners. Money garnered from the rate increases will improve the city's water infrastructure and repair pipes, meters, wells, valves, storage tanks and pump stations, the city's water department said. It will also be used to drill new wells and upgrade the groundwater plant treatment, officials said.

The increased rates were initially approved by the city's water department in June and now that the City Council has approved the increases, the new rates will go live Friday, Oct. 1." - Press Telegram

Long Beach Police Department Non-Emergency

See something - say something...Call the **Non-Emergency** police line to report suspicious activity in and around your community.

Non-Emergency Call: 562-435-6711

For Emergency - Call 911

A Comprehensive Guide to Personal Preparedness

Be Prepared Long Beach - A disaster preparedness guide by the City of Long Beach

Visit: <https://www.longbeach.gov/disasterpreparedness/>

AND

[A Comprehensive Guide to Personal Preparedness](#)

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

A **special thanks** to the contributors to the CP news team: Yolanda, Audria, Marcy, Linda, Justin, Teri, William, Craig, Carina, & Valerie.