

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

September 2023 Newsletter

Website: www.crowcanyonheights.com

The September 2023 newsletter for Crow Canyon Heights (CCH) is available for registered members at www.crowcanyonheights.com. It is also sent via email to all homeowners and residents who have an email address on record. If you wish to stop receiving simply send an email to "cchalert@comcast.net" and write "STOP" in the subject line or in the body of the message.

"No matter how educated, talented, rich, or cool you believe you are, how you treat people ultimately tells all"

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"If you see me talking to myself, just move along. I'm self-employed. We're having a meeting."

NEXT BOARD MEETING

Sept 21, 2023 @ 7:00 p.m.

Audio/Video Conference bridge attendance info will be provided via email prior to the meeting

Homeowner Association Services (HAS)

Contact Information

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Everyone was mailed a notice for the first of three annual gutter cleanings scheduled for the week beginning September 4th. In case you missed the last announcement in the August newsletter, there will be 2 more gutter cleanings that are not yet scheduled for specific dates, but announcements will be mailed to everyone once those dates are determined.

LABOR DAY HOLIDAY

The first Monday in September is celebrated as the social and economic achievements of American workers. In 1882 Matthew Maguire, secretary of a labor union in Paterson, NJ proposed the holiday "*to honor those who from rude nature have delved and carved all the grandeur we behold.*" It wasn't until 1894 that President Grover Cleveland signed a law making the first Monday in September a national holiday. Although summer doesn't officially end until the autumnal equinox on September 23rd, culturally many feel like Labor Day weekend marks the end of summer and beginning of the fall season. Daylight will get shorter and nights longer, and we can already see the fall and winter holidays right around the corner. Pumpkins and gourds have popped up at local stores and before you know it Costco will have Christmas trees on display.

FINANCIAL

The Board of Directors is underway with budget planning for 2024. Everyone involved is acutely aware that no one looks forward to increases in cost of living. Homeowners should be aware that every

REMINDER

**Garage Sale day!!
Saturday Sept 9**

The Crow Canyon Heights Garage Sale event is right around the corner on September 9th. The main gates will be open from 8:00 AM until noon on Saturday, and garage sale signs will be posted at both entrances to CCH for the event.

effort is being made to minimize expenses and balance investment in our community to protect home values while keeping up with the effects of normal wear and tear. Repairs to structures, streets and street lights (both are owned and maintained by the Crow Canyon Heights HOA), landscape maintenance, the irrigation system, entry gate systems, trees, sidewalks & driveways, water and utilities, pool and clubhouse, management fees and more, are all part of where dues payments are spent.

Unlike many homeowner associations, our HOA Reserve account continues to be well funded in preparation for large, planned expenses. Every month \$190.37 of each homeowner's dues payment is devoted to investment in the CCH Reserve account to prepare for larger expenses. One of those planned and very large expenses will be incurred next year when the exterior painting project for all buildings is expected to get underway. The CCH community is over 40 years old. In advance of the actual painting, various necessary repairs will need to be made, all of which can be costly. As we get closer to the time of actual repair and painting activity more information will be forthcoming in newsletters and direct mailings to all residents and owners.

Board of Director Elections

All homeowners were mailed two notices that 3 Association Board seats are up for election in 2023, with a deadline for candidate submission by September 1st. The number of candidates submitting candidacy forms is also 3. Since the number of candidates is equal to the number of positions up for election, there are no choices to be made and there will be no ballots mailed or voting required. Even with no voting, thanks to the California legislature and new laws enacted, the Association will still incur a one time fee of \$1,001.00 for the election process needing to be paid to an independent election company in order to be in compliance with state regulations - that's \$8.63 out of one of your monthly dues payment.

For more information including the schedule for upcoming Board meetings, see the CCH web site: (www.crowcanyonheights.com)

Also reference the **H**omeowner **A**ssociation **S**ervices (**HAS**) online system with questions and for information (online.hoaservices.net/CaliberWeb2_HAS/#/), or email Jennifer at jtavares@hoaservices.net