

# CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

## May 2023 Newsletter

Website: [www.crowcanyonheights.com](http://www.crowcanyonheights.com)

The May 2023 newsletter for Crow Canyon Heights (CCH) is available for registered members at [www.crowcanyonheights.com](http://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](mailto:cchalert@comcast.net)" and write "STOP" in the subject line or in the body of the message.

*"I don't trust anyone who's nice to me but rude to the waiter. Because they would treat me the same way if I were in that position" - Muhammad Ali*

### NEXT BOARD MEETING May 18, 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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- May 20<sup>th</sup> is Armed Forces Day to honor all those who serve and served in all branches of US Military
- May 26<sup>th</sup>, Friday the CCH pool opens for the summer
- May 29<sup>th</sup> is Memorial Day honoring those who made the ultimate sacrifice while serving our country

After a couple decades of drought (climate change or just a normal weather cycle?) and mild winter weather, we have finally had a somewhat wet and cool winter. Thanks to Jensen Landscape and tree maintenance, the community was kept safe and cleared of debris. Jensen will shortly be underway with adding some spring color to our entrance gate areas, do necessary spring pruning, and weed & fertilizer treatment of lawn areas. The Board will be reviewing various proposal items in the May Board meeting for a large mulch refresh project.

Thank you to those who volunteer their time for parking enforcement, and to all those residents who cooperate and abide by the rules. Parking violations so far this year have decreased considerably compared to past years.

Costs for irrigation have been at or near the top of the Association's expense items for decades. Beginning in 2016 a landscape strategy and implementation plan were developed, approved by the Board, and focused efforts were initiated to proactively deal with broken underground pipes,

# May

## Pool Opening 5/26

### Special days in May

As we continue to await the warmer weather, there are a few special days in May we can look forward to:

- May 5<sup>th</sup> is Cinco de Mayo, celebrating the victory of the Mexican army over the French army at the Battle of Puebla in 1862
- May 14<sup>th</sup> is Mother's Day

faulty valves, improved sprinkler heads, and other irrigation advances in technology. Part of the plan was to reduce but not eliminate lawn/turf areas in selected areas, and replace them with drought tolerant plantings in a design that is esthetically attractive and inviting. Work was begun in 2016. Recently that plan was renewed and updated to address the next 5 years. Considerable funds have been spent to transition the community to lower water demand and simultaneously upgrade the appearance of our common areas. The results of the plans and developments can obviously be seen, but in addition, the effect on irrigation usage can be viewed in the attached analysis of water usage using information from EBMUD. Since 2017-2018, actual water usage for Crow Canyon Heights has decreased by a whopping 32% over the 5 year period, a total annual decrease of 3,083,256 gallons per year as a result of measures taken over recent years. This will continue to be important to all homeowners for expense control as utility rates continue to rise.

Recently EBMUD mailed notices to all homeowners announcing a proposed rate increase of 17%, with 8.5% effective July 1, 2023, followed by another increase of 8.5% effective July 1, 2024. Further discussion on this is scheduled as part of the next Board meeting on May 18<sup>th</sup>.

All homeowners are strongly encouraged to contact the management company (see contact information located in the top left column of newsletter page-1) with individual issues or other specific matters when discovered. Including a photo from a smart phone and brief descriptive note via email is most helpful and will move things along, rather than saving them up to list in a bi-monthly Board meeting.

Check the Rules and Regulations Guidebook if you have questions about PARKING, and give our local parking enforcement volunteers a much needed and well earned break. Any questions should be directed to HAS, our management company. The rules are not complicated. With the community pool opening at the end of the month, be sure to review and be familiar with the rules regarding use of the Association's facilities.

If you haven't already done so, be sure to sign up for NIXLE alerts from the Danville and San Ramon Police Departments. Simply text your zip code to 888777. The alerts are timely and often critical, especially when there are local police actions, forecasts of more rain, flooding, and street closures.

For more information including the schedule for upcoming Board meetings, see the CCH web site: ([www.crowcanyonheights.com](http://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/#!/](http://online.hoaservices.net/CaliberWeb2_HAS/#!/)), or email Jennifer at [jtavares@hoaservices.net](mailto:jtavares@hoaservices.net)

CCH Water Usage Analysis 12 months Nov 2021-Nov 2022

<b>Section account</b>	<b>Irrigated Area Sq Ft</b>	<b>Actual Gallons used per SqFt 2021</b>	<b>Actual Gallons used per SqFt 2022</b>	<b>Total Gallons used 12 months <u>2021</u></b>	<b>Total Gallons used 12 months <u>2022</u></b>	<b>Gallons Budgeted 12 months ending Nov2022 (EBMUD estimate)</b>	<b>Gallons used 2022 vs EBMUD budget %</b>	<b>% change in Gallons year-year 2021-2022</b>	<b>Actual increase / Decrease (gallons) year-year 2021-2022</b>
Oneida West 7273	124,461	17.75	14.00	2,209,592	1,742,092	2,938,757	59.3%	78.8%	467,500
Oneida East 12161	94,000	22.93	19.77	2,155,736	1,858,032	2,219,515	83.7%	86.2%	297,704
Shoshone West 7276	88,358	23.51	20.85	2,077,196	1,842,324	2,050,167	89.9%	88.7%	234,872
Shoshone East 7275	61,750	17.70	18.68	1,092,828	1,153,416	1,458,033	79.1%	105.5%	(60,588)
<b>Total</b>	<b>368,569</b>	<b>20.44</b>	<b>17.90</b>	<b>7,535,352</b>	<b>6,595,864</b>	<b>8,666,472</b>	<b>76.1%</b>	<b>87.5%</b>	<b>939,488</b>