

# CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

## January 2023 Newsletter

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

The January 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.

*"Time again for New Years resolutions. For many that means resubscribing to the fitness club. So, you drive across town to a gym to walk on a treadmill(?). Hmmmmm"*

### NEXT BOARD MEETING

**January 19, 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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working with her. Please note Jennifer's contact information on the left side of this page.

### DUES

The CCH monthly dues rate is \$426 per month effective 1/1/2023. The Davis-Stirling Act is the California Civil Code which governs all homeowner associations in California. It was originally created by CA Assemblyman Larry Stirling and law professor Katharine Rosenberry, and voted into law in 1985. Davis in the name of the Act refers to Gray Davis, who was governor at the time. The Adams-Stirling Law firm is a recognized leader in homeowner association law. Adams-Stirling publishes a newsletter monthly, which is free if you're interested in subscribing. The January 2023 edition includes a pertinent article related to homeowner dues, especially in light of the recent increase in our monthly HOA dues rate. Following is the Firm's response to an inquiry from another HOA about what a HOA Board of Directors should and must do:

*Welcome 2023!*

*... now get to work*

**Happy New Year to all**

First, it is important to note we have a new Community Manager as of January 1<sup>st</sup>. Jennifer Tavares has replaced Debi Schwartz who retired at the end of 2022. Jennifer has over 16 years with Homeowner Association Services (HAS), and we look forward to

*"Fiduciary Duty. Managing the association's budget is one of the board's duties. Directors are the ones most knowledgeable about the association's financial condition since they review financial reports and pay the bills. By statute, boards*

are required to levy assessments sufficient to perform their duties. ([Civ. Code § 5600.](#)) It explains why boards sometimes raise dues when they would rather not.

**20% Limitation.** *Per the Davis-Stirling Act, boards can increase regular assessments by up to 20% without membership approval. ([Civ. Code § 5605.](#)) The 20% is based on the association's regular assessments of the preceding fiscal year.*

**Inflation.** *The CCH increase from \$395 to \$426 is an increase of 7.8%, which is well below the rate of inflation for 2022 when misleading media statements and politics are removed, and based on the facts. Insurance for some associations increased by 400%, energy expenses increased by 13.1%, building supplies, vendor contracts, and management and legal expenses are all going up. Last year saw the largest increase in inflation since 1981. If boards don't factor rising costs into their budgets, they will face significant shortfalls, even larger assessment increases next year, and possible special assessments. Kicking the can down the road will only cause more pain later.*

**ADAMS-STIRLING RECOMMENDATION:** *Boards should increase their association's budgets to keep pace with inflation."*

## LANDSCAPING & TREES

The winter tree maintenance project was implemented recently to trim, prune, and in some cases remove branches and trees to hopefully avoid potential dangers and preserve the health and beauty of our trees. With the recent torrents of rain and with more to come, this was a necessary and critical project for CCH. If you're curious about the details of the project go to the "Landscape Planning" button on the CCH web site: ([www.crowcanyonheights.com](http://www.crowcanyonheights.com) >Home >More >Members >Landscape Planning).

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 with current forecasts of more heavy rain, flooding, and street closures.

## PARKING

CCH parking rules are readily available on the CCH web site in the current Rules and Regulations Guidebook. For those requiring permits for driveway parking, taking care of the permit process now is not too soon. See the December 2022 newsletter for summary information of the CCH parking rules. A recap from December is shown below. Violators will be ticketed and ultimately fined for parking infractions. Be mindful of the parking regulations as we proceed through 2023 and the need for approval of Temporary and Guest Parking Permits:

1. Temporary and Guest Parking Permits are issued with an approval process via HAS. If you need a temporary parking permit, complete the Temporary Guest Parking form (online) and submit to Colleen Holcombe at HAS. Those residents who randomly print Temporary Parking passes have 24 hours to report the parking request to HAS. If you receive a warning notice, it is because your permit was not submitted for approval. If you report the parking request within 24 hours, the warning will be rescinded once approved.
2. Guest Parking rules are monitored. Overnight parking (midnight to 6 a.m.) must be approved by HAS. Association rules note that a vehicle may be authorized for up to three (3) days of Guest parking. Be sure your parking pass is visible.
3. Do not park vehicles curbside to your residence as guests visit.
4. Only one vehicle with a paid permit is allowed to park on the driveway overnight.

Reference the Homeowner Association Services (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)