

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

June 2023 Newsletter

Website: www.crowcanyonheights.com

The June 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.

"Since this is an era when many people are concerned about 'fairness' and 'social justice,' what is your 'fair share' of what someone else has worked for?" - Thomas Sowell

NEXT BOARD MEETING

July 20, 2023 @ 7:00 p.m.

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

Homeowner Association Services (HAS)

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proposed landscape expenses. Our buildings are over 40 years old, and although the Association works diligently to keep up with routine maintenance, painting, and repairs, there are some things that arise requiring more urgent action, such as siding repairs, roof and rain gutters, fences, tree trimming, and more. The Association forecasts budget expenditures each year which typically are pretty close to actual requirements for both the Operating budget for routine and recurring items, and the Reserve account budget which tends to include larger, less routine requirements.

AVOIDABLE EXTRA COST - One area that has become a growing concern is what to do about parking violations. In an effort to avoid the cost of outside contract services, our Association has historically relied on volunteer help to monitor and enforce parking rules - THANK YOU VOLUNTEERS. Many homeowners invested and moved into Crow Canyon Heights in part because parking rules are enforced, which helps to keep vehicles in the garage and off the streets and driveways. There are 116 homes in our community. Typically there are no more than a dozen violators of the parking rules, which is about 10% of all homes. It's usually the same, recurring one dozen residents. Our volunteers venture out during the nighttime to enforce the rules with reminders, warnings, written citations that lead to fines, hearings, and ultimately towing vehicles if the perpetrators refuse to comply with the rules. In recent past, the volunteers have found themselves the target of verbal assaults and

JUNE

...when is the summer weather going to finally arrive?

May 2023 Board meeting NOTES

The May Board meeting included a lot of noteworthy and constructive ideas and comments. Although most homeowners do not dig into the details of where their monthly dues payments actually go, discussion with homeowners and Board members in May focused a light on many of those items. For example, the Board reviewed and approved a rather long list of exterior and common area repair and improvement items for the community, in addition to denying approval for some

physical threats and intimidation, none of which can be justified. Additionally, events have been reported of non-residents crawling under or over security gates in the middle of the night, jeopardizing the safety and security of our homes, and threatening our volunteers.

One solution to better address the problem is to hire outside security services to monitor and enforce parking regulations. The individual safety of our parking volunteers is at risk which is completely unacceptable, and the security of our homes jeopardized. The Board of Directors has resisted taking this step for decades in efforts to avoid the cost and the impact on monthly dues amounts. Outside contract security service is very costly, estimated to be between \$25 and \$50 per month in additional dues payments per homeowner. Of the 116 homes, 10% of the residents make up 100% of the problem. 10% of the residents are pushing the Association and the other 90% of homeowners to take on significant added expense. That is not fair and that is not right, and it is avoidable.

We ask everyone's cooperation to help avoid this potential added expense. We cannot continue to put the personal safety of parking volunteers at risk. As with all other issues, *"if you see something, say something."* It may be uncomfortable to speak up and address the violators directly, but it can also be effective and helpful, saving costs in monthly dues payments and helping to maintain the value of our homes. This is a community-wide problem and a community-wide effort will help to resolve it, hopefully without additional cost.

REMINDERS

- all driveways and guest parking lots are common areas of the HOA, managed by HAS management. All vehicles parked in these locations overnight must visibly show a parking permit or authorization by HAS to park in those areas.
- Parking regulations were given to each resident in the annual report which is mailed in January and at the close of escrow for purchasing a home.

- Residents are asked to direct questions and constructive criticisms to HAS for resolution (see contact info on page one of this newsletter).

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 open as of May 26th, be sure to review and be familiar with the rules regarding use of the Association's facilities.

OTHER ISSUES RAISED IN MAY -

- More and more homeowners are having repairs and renovations done to their homes. We all applaud the effort and the investment. Be sure to tell contractors to avoid blocking driveways, honor the speed limit inside the gates, and be respectful of nearby homes and residents.
- The pedestrian gates at both main entrances are sometimes left unlocked because someone jams a stick or other debris in the lock mechanism, instead of simply carrying a key to operate the lock. PLEASE DON'T. It defeats the purpose of the security gate and can lead to costly repairs.
- The west side of the Oneida section, often referred to as the "berm," is home to wildlife, specifically coyotes and foxes. A resident reported a number of new coyote pups recently. Coyotes are potentially dangerous to pets, children, and often carry disease. BEWARE and be observant. Call Contra Costa Animal Control with any issues.

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