

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

December 2024 Newsletter

Website: www.crowcanyonheights.com

The December 2024 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.

"There is no doubt that it is around the family and the home that all the greatest virtues are created"
– Winston Churchill

NEXT BOARD MEETING

January 16, 2025 @ 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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expected and planned budget. The final product updates and upgrades the appearance of our community, and helps to support the value of our properties.

The September Board meeting was very well attended, probably due to the issue of a "waiver process" that was implemented related to our painting project. The purpose of the waiver was to protect the Association from potential future damage and repair issues for areas that could not be addressed properly in the repair and paint project. A sizable group of homeowners voiced concerns and some objections to that plan. As of the date of this newsletter, related issues remain unresolved, however, it is anticipated they will be addressed and resolved in the January 2025 meeting. There are 4 distinct groups of constituents in the matter:

1. The CCH Homeowner Association for matters of risk management related to potential future repair claims and possible effects on insurance coverage and rates. These can potentially adversely affect every homeowner.
2. A homeowner group that is opposed to the waiver process.
3. A homeowner group that participated in the waiver process and paid related fees.
4. Homeowners who paid to have deck boards or other obstacles removed to allow for inspection and any necessary repairs and painting.

Legal counsel has been consulted about this and will be providing their advice, however, the outcome will

*Merry Christmas
& Happy New Year*

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The major painting and repair project for Crow Canyon Heights has been completed, and based on anecdotal feedback, both companies involved, Varsity Painting and BCS - Blackstone Construction Services, were easy to deal with, cleaned up properly and efficiently, and did excellent work. The cost of the project, which had been planned for in our Reserve funds, was very substantial but within the

be a Homeowner Association Board of Directors decision based on advice gathered from legal counsel and from our management company.

The **Annual Message** from the Board is attached to this newsletter which highlights various activities and newsworthy items from 2024. Be sure to take a few minutes to review it.

Finances - Year to date financial reports were discussed in the November Board meeting. As of the end of October 2024 our operating expenditures were over budget by \$594 for the 10 months ending October 31st, which is pretty close to budget based on year to date planned expenses of \$291,753. Our reserve account balance was slightly under \$2,000,000, however, that will change significantly by year end as a result of planned expenses for painting and repair. It will also be adjusted to recognize income earnings from our investment of reserve funds over the past year in US Treasury bills which will return approximately \$70,000 for the year. For some perspective, that is a return of about \$600 earned income into the reserve account for each homeowner.

The Reserve Study for 2025 has recently been sent to each homeowner. This reserve study is done by John Beatty & Co., a different company than CCH has used for the past few decades (previously Barrera & Co). We have reviewed each individual line item, removing some things from earlier reports and adding things that probably should have been included before but had been overlooked for years. There is a change in the way Beatty looks at "percent funded" compared to Barrera, the previous company. Homeowners will see the "percent funded" from Beatty is much lower than the Barrera method. That is because Beatty looks at funds available **today** versus what it will take to replace everything **today**. Barrera's more traditional approach considered funds available **today plus planned future funds** and expenses compared to what is needed to fund required work **over the next 30 years**. Two very different approaches and views. We caution homeowners from thinking we've gone from being

in very solid financial shape shown previously in the Barrera approach compared to having concerns with the change to the Beatty method. The change to Beatty is intended to provide a more clear and less complex view to our Reserve account. Our Association continues to be in very solid and healthy financial shape, and that is expected to continue by paying close attention to details and proper management.

Landscaping - a number of proposals and quotes were approved in November related to repairs and upgrades to specific areas. As we move into the winter rainy season our landscape crew is keeping a keen eye on potential drainage issues.

As a reminder, for those interested in learning more about future plans regarding landscaping, on the CCH web site (www.crowcanyonheights.com) is now posted an updated "Landscape Planning and Strategy" document which can be accessed by registered members on the site after logging in by clicking "More" > "Members" > "Landscape" button.

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

Reference the **H**omeowner **A**ssociation **S**ervices (**HAS**) online system with questions and for information (https://frontsteps.cloud/CaliberWeb2_HAS#!/), or email Jennifer at jtavares@hoaservices.net

Crow Canyon Heights Board of Directors Annual Message

We entered 2024 with an agenda to complete three large projects for the year. One was to complete fencing along Crow Canyon Road to fill in areas that have remained unprotected since the community was created in 1980. A second was to clean up trees and shrubs on the back side of the berm on the south and west side of the Oneida section. The third was to fix the landscaping along El Capitan adjacent to the Shoshone section. The Association has been successful in completing some of those goals, but not all. It became clear as we moved into the year that the painting and repair project we had deferred for the past few years should be deferred no longer and needed to be a top priority. The Board and HAS (Homeowner Association Services), our management company, researched, interviewed, and negotiated with a number of firms for the project, deciding on Varsity Painting and BCS as the chosen vendors. In July contracts were finally approved with work begun in August, and as of November almost all of it has been completed. As anticipated and planned, the costs for the project were significant, but well worth the investment to preserve our homes, uplift and upgrade the appearance of the community, and help to support the value of our properties.

Every year is an election year for CCH Board seats. In 2024 we have 2 seats scheduled for reelection, those held by Laura Ferree and Kent Foo. Three homeowners submitted paperwork to qualify as candidates for this year's election, including Laura, Kent and Bernice Pelicas. Subsequently, Laura Ferree made a personal decision to withdraw her candidacy to continue as a Board member, which means we have 2 candidates for 2 positions, thus removing the requirement for ballots and voting this year.

During her 6 year tenure on the Board, Laura Ferree has had a tremendous and enduring impact on our community, spending countless hours to perform and support ongoing tasks, and has led the way on many landscaping initiatives. We are sorry to see her leave the Board and thank her for her years of volunteer service and her lasting contributions. Laura knows a lot about landscaping and has probably forgotten more about it than most of us will ever learn. We will miss her creativity, her unselfish contributions, and her common sense on Board matters.

Following is a recap of noteworthy events and news items in 2024:

- Early in the year we outsourced parking rules enforcement to a third party firm named PPE – Professional Parking Enforcement. This replaced what had been a purely homeowner volunteer group since the creation of the community.
- We enjoyed the benefit of investing \$1.5m of our reserve funds in US Treasury bills which contributed income of approximately \$70,000 to our HOA reserve account for the year. That is the equivalent of about \$600.00 earned income for the HOA for each homeowner.
- A number of homeowners have continued to go through the application and approval process to upgrade their homes, sometimes including the common areas

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near or adjacent to their homes. Some of these projects have included a preapproved cost sharing plan with the Association.

- The Board and HAS held a number of lengthy meetings with firms bidding on the 2024 paint and repair project. Initially one firm, EmpireWorks, was chosen for both paint and repair. Continuing negotiations then resulted in a further reduction of \$30,000 to the original quotes and a decision was made to award contracts to Varsity Painting and BCS-Blackstone Construction Services for repairs. The decision to award the contract to Varsity Painting proved to be the right choice.
- In January 2024 we transitioned landscape maintenance and related services to Artistic Landscape to replace our previous vendor, Jensen Monarch Landscape. Artistic Landscape services have proven to be consistent, effective, and professional.
- The lengthy, multi year project to redesign and renovate the intersection of El Capitan and Crow Canyon Road was finally brought to a close toward the end of 2024. During the road construction all CCH landscape and maintenance work related to that corner was suspended. The corner landscaping project has recently been implemented with new plantings, which will require a little time to mature and fill in.
- Likewise, landscape renovations were implemented for both main gate entry areas, including the center islands, and the previously planned renovations of the El Capitan long sidewalk strip adjacent to the Shoshone section.
- Irrigation and water usage efficiencies continued to benefit our overall water costs. Our HOA took advantage of a number of EBMUD programs in 2024 to encourage implementation of drought tolerant landscaping along with an ongoing focus on irrigation system management. While rates from EBMUD have continued to increase each year, actual water usage for Crow Canyon Heights has been reduced over the past 5 or 6 years by approximately 40%. We are very likely at the point where further reductions in usage may not be wise in order to maintain the health of our investment in the current landscaping throughout CCH.
- The security gate systems have been fairly stable for the year, although the Shoshone gate system has had a number of recurring issues including the need to replace the gate hinges. Our gate maintenance vendor has escalated the technical issues to the equipment and technology vendor, Liftmaster, and hopefully we will see a reduction in new issues in 2025.

Thank you to Board members for your time and work on behalf of the community. Laura Ferree, we will miss working with you, and greatly appreciate your contributions for the past 5 years. Thank you to homeowners who take an interest and invest the time to attend and contribute to Board meetings. Lastly, Happy Thanksgiving, Merry Christmas, Happy Hanukkah, and Happy New Year to all.

Peter Geddis, President, on behalf of the Board of Directors
Crow Canyon Heights Homeowners Association