

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

June 2024 Newsletter

Website: www.crowcanyonheights.com

The July 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.

In filling out an application, where it says, 'In case of emergency, notify:' I put "DOCTOR."

"If you owe the bank \$100, that's your problem. If you owe the bank \$100 million, that's the bank's problem."

NEXT BOARD MEETING

July 18, 2024 @ 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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(June 16th), National Onion Day (June 27th), and Hug Holiday (June 29th).

The CCH pool area opened on May 17th for all to enjoy. Be sure to review the Rules & Regs regarding pool use to help provide and maintain a safe and attractive area for all to use and have fun.

LANDSCAPE NOTES

The owners of Artistic Landscape attended the May Board meeting to share updates and expectations for the upcoming changes in weather and the summer months. Normal pruning and shaping of plants and shrubs will continue. Irrigation is constantly being managed and controlled. The timing of irrigation varies by specific location, recent temperatures, wind, and other variables, so questions about "when is the irrigation turned on" are legitimately answered with - "it depends." Work was completed to refinish the walkway from the parking lot near the pool, and fixing a potential tripping hazard near the benches in the park are near the Shoshone main gate. The Oneida berm area has been cleared to comply with the Contra Costa Fire Dept Weed Abatement program, and more work is planned for that area with tree trimming, brush removal, and ultimately construction of security fencing in portions of the area bordering Crow Canyon Road.

The corner of El Capitan and Crow Canyon Road is awaiting the completion of all the construction at the intersection before the corner is designed and updated. Similarly, the entrance areas at both gates

Welcome Summer!!

Paint Project Begins June

June 2024

June is described as the month of awareness and celebration, in addition to having the Summer Solstice on June 20th, the "official" start of summer, and the day having the most daylight hours in the Northern Hemisphere. June includes the Anniversary of World War II D-Day (June 6th), Make Life Beautiful Day (June 11th), the US Army Birthday and Flag Day (June 14th), Father's Day

are planned to be redesigned and refurbished with layers of plants that bloom throughout the seasons.

PAINT PROJECT

As discussed in the past few Board meetings and noted in previous newsletters, 2024 is the year all of our buildings will be painted. The Board approved pre-paint required repair work to be performed by BCS, a local Danville company with two decades experience in and around Danville, coordinated with Varsity Painting, another Danville locally owned company, also with decades of experience in the Bay Area. HAS and the Board went through the process of reviewing a number of other companies, received competitive bids, met and interviewed principals of bidding companies to refine those bids and check references.

Repair work is expected to start around the middle of June and will be followed by the painting work about 3-4 weeks after completion of repairs required at each home site. Homeowners and residents will be notified in advance of work, likely 7-10 days before work begins. As communicated in prior emails and letters, residents and homeowners are responsible to trim plants and shrubs away from areas to be painted in advance of the work. Homeowners can arrange to have the trimming work done themselves, by a private entity, or by Artisan Landscape with the costs assessed to each respective homeowner. Be sure to include trees that need to be trimmed in entry areas of 2 story models, and trees in homeowner maintained areas adjacent to buildings. All are encouraged to attend to this NOW, without delay.

As work schedules are developed for both repair and subsequent painting work, notification will be provided to effected homeowners and residents in advance, so be sure to watch the US Mail, email, and this newsletter as we progress through the project. Any and all related questions are to be addressed to HAS (see top right page 1 of this newsletter for contact information). The entire project is expected to begin in June and, weather and unforeseen events permitting, should be completed sometime in October 2024.

DOGS ON LEASH

The Town of Danville regulations require dogs must be on-leash and under the control of their owner or handler **at all times**. This applies to all dogs, big ones, small ones, all breeds, no matter the size. There are reported instances of residents walking their pet and being charged by off-leash pets. This can be at minimum alarming to some, and can obviously be dangerous to pets and owners. Please be respectful of others and comply with regulations.

FINANCE

Year to date financials were reported in the May Board meeting. As of March 2024 the Association finished the first quarter of the year slightly under budget by \$28,576. Water expense was the leading reason of the under budget amount, which is consistent with EBMUD billing for prior years. This will likely change as we go through the warm, dry summer months.

OTHER BUSINESS

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 (online.hoaservices.net/CaliberWeb2_HAS/#!/), or email Jennifer at jtavares@hoaservices.net