

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

August 2024 Newsletter

Website: www.crowcanyonheights.com

The August 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.

For those of you that don't want Alexa or Siri listening in on your conversation, they are making a male version....it doesn't listen to anything.

"Life is like riding a bicycle. To maintain your balance, you must keep moving."

NEXT BOARD MEETING

September 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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4th is also the birthday of the US Coast Guard, which was founded in 1790 as the Revenue Marine Service and renamed to the US Coast Guard in 1915 by an Act of Congress. August 7th is National Purple Heart Day honoring our military veterans. On August 15th India celebrates Independence Day. And on August 30th we recognize the largest fish in the ocean with International Whale Shark Day. A whale shark can grow up to 60 feet long and weight up to 75,000 pounds. (Blue whales can be even bigger, but whales are mammals, not fish.)

Gate Issues

A short time ago the callbox screen at the Oneida gate callbox began to fail and was replaced. About 10 days ago the Shoshone gate windshield bar code reader and response to gate clickers stopped working resulting in that gate being manually locked open for an extended period. Both gates have now been repaired and are operating normally. Below is a recap of the multiple items repaired or replaced at the Shoshone gate as of August 2nd :

- The callbox on the center island communicates with the windshield tag reader posted on the left side of the gate and gate clickers via a wireless transmission connection. There is one wireless module in the gate operator machine, and another wireless module in the center island callbox. Both were replaced due to component failure.

*Warm/Hot
months ahead*

August 2024

Notable days in August - there are no major, federal holidays in August, however, there are some that range from serious, to wacky and weird.

The 4th is Hooray for Kid's Day, as they get ready to return to school. August 2nd is International Beer Day. Beer is not to be outdone so the 4th is National White Wine Day and the 28th is Red Wine Day. The

- The main hinges on the Shoshone entrance gate were damaged from normal wear & tear and failing which caused the gate to be out of alignment. Both hinges were replaced. Those hinge mechanisms were 40+ years old.
- The electronic magnetic lock on the Shoshone gate, which is a small box about 5"x12" mounted on the lower right hand side of the gate when entering, keeps the gate locked tightly when it's closed. It provides the equivalent of about 2,000 lb of magnetic pressure when activated to secure the gate. That also failed and was replaced, along with the wiring from the magnet to the operator box. Why this piece failed is unknown, but again it was likely related to age, and was also 40+ years old.

Finance

As of the end of May 2024 actual operating expenditures were under budget by \$22,076 YTD (year-to-date). This is mostly due to irrigation water costs being under budget by approximately \$19,000 YTD. As we have learned in years gone by, water usage for July through September will increase significantly due to the warmer weather, so we can expect an increase in costs and a decrease in the under budget amount for water. Over the last 6-8 years many efficiencies were implemented to conserve water usage, repair leaks, convert to more drought tolerant landscaping, and refine the irrigation technologies in place. We expect the current levels of water usage are likely as low as they can be while being appropriate and adequate to maintain the health of our current landscape environment.

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. PLEASE NOTE - all notices, plans, dates of activity, and more will be published by our management company, Homeowner Association Services (HAS), and any questions about the project are to be directed to HAS. It is

currently expected the pre-painting repair work will likely get underway by mid August, with the entire project expected to be completed before the end of this calendar year. Homeowners and residents will be notified in advance of work, likely 7-10 days before work begins at individual addresses.

Related to the paint and repair project, the Board elected to have an additional gutter cleaning performed in advance of painting in order take advantage of an opportunity to clear accumulated debris. This extra cleaning project is performed in early August.

OTHER BUSINESS

As a reminder, the CCH pool area is open for the summer. Please note the rules and regulations about use of the facility in the CCH Guidebook on pages 13-14. **“NO ANIMALS are allowed in the pool area, except for those allowed by law to accommodate a disability.”** (Contra Costa County Health Department Law). **Specifically note - pets and animals are not allowed within the pool area at any time.**

PARKING ISSUES: Please be aware of parking regulations, specifically as they relate to individual visitors, contractors, and repair people. Parking in the street is prohibited except for loading and unloading. Homeowners and residents are responsible for notifying their respective visitors to avoid violations.

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

Reference the Homeowner Association Services (HAS) online system with questions and for information (online.hoaservices.net/CaliberWeb2_HAS/#/), or email Jennifer at jtavares@hoaservices.net