

# CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

## October 2023 Newsletter

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

The October 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.

On language: "Did you know that the words "race car" spelled backward still spells race car?"

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"Did you know that "eat" is the only word that if you take the first letter and move it to the back spells its past tense, "ate"? (How's that for maybe interesting but useless trivia!)

### NEXT BOARD MEETING

**Nov 16, 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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Board report, and will be Ron Johnson's last meeting as a member of the CCH Board Directors. Ron has decided to retire following years and countless hours of volunteering his time, efforts, patience, and skills to serve our community. More on that in November, but if you see Ron in the meantime please thank him for his 8 years of service to the CCH community.

**Elections** - In the recent Board of Director election process there were 3 Board seats up for reelection. Two incumbents submitted candidate statements, and one Board member, as noted above Ron Johnson made a personal decision to retire and not run for reelection. One brave homeowner jumped forward to fill that seat. We welcome Shantosh Kumar to the Board effective in January 2024 and look forward to working with him.

**Security** - The security gates at the main entrances to Crow Canyon Heights are intended to serve to dissuade those who may be inclined to violate our surroundings. As crime has increased in many areas in the country, mostly urban city centers and their surrounding suburbs including our own. We like to believe our gates and fences have helped to prevent theft, crime, and vandalism in our community, and we believe that is the case. However, recently some home security cameras have captured unknown individuals in the dark of night seemingly wandering into personal entry areas and around vehicles parked in driveways within Crow Canyon Heights. Please be aware of your surroundings and if you see

**Happy  
Halloween**

**Watch for the kiddos!  
(Drive Safely)**

### November ANNUAL Board meeting

The next and last meeting of 2023 will be held in November and will include refreshments to kick off the holiday season. It will also include the annual

something of concern, report suspicious behavior to the Danville Police Department at (925) 820-2144, or dial 911. It is strongly recommended that no one investigate or approach suspicious individuals directly. Leave that to the professionals.

Although CCH has a camera mounted at each main entrance, cameras help investigators after the fact but they do not provide alerts, so please rely on proper and timely reporting of any issues. As everyone should already know, “**if you see something, say something**” and say it to the proper authorities.

**Pedestrian Gates:** Lastly regarding security, when exiting the property using the pedestrian gates at either main entrance, we **AGAIN** ask that you do not jam anything in the locking mechanism of the gate to prevent it from closing and locking as designed. Doing so obviously defeats the purpose of the gate, and often results in a costly repair. That is not fair or respectful of your neighbors. Taking a key with you is a simple step. If you don’t have a key, contact the management company and get one. This is not complicated.

**Pool closed for the season** - Effective October 2, 2023, the pool is closed. The official closing triggers a reduction to the off season rates for pool cleaning and maintenance.

## FINANCIAL

The CCH Operating bank account has finally reached the target goal of having about 3 months of budgeted operating funds available in the account. The August 2023 available balance of \$89,427 is slightly more than three times the Association’s monthly operating costs. The Reserve account balance at the end of August was \$2,095,195, keeping our Association in the top tier of properly funded California homeowner associations. Various significant expenses are planned for the end of 2023 and for next year. The major project for 2024 is exterior painting of all the homes and clubhouse. Additionally there are 3 smaller projects in the planning stages which are about to get underway which include:

- Fixing the landscaping along the border of El Capitan outside the entire length of the Shoshone section.
- Providing meaningful security fencing along certain sections of the border along Crow Canyon Road of the Oneida section. This is currently the only area in the community without appropriate security fencing.
- Clean up of the west side of the berm area of the Oneida section, to remove dead and dying branches and vegetation.

## LANDSCAPING

The Board recently did an analysis of EBMUD provided records to provide insight into water usage for irrigation in CCH. Much has been done over the past 5-7 years to repair leaks, replace valves and sprinkler heads, refine irrigation schedules in all zones, and replace some turf areas with drought resistant plantings instead of lawn to reduce irrigation requirements. Getting rain during the winter months also helps of course. Attached is a summary of that analysis, showing a reduction in actual usage measured in gallons of just under 30% compared to the same 12 month period for the prior year. As rates continue to increase from the utility, the decrease in usage has helped to maintain and lower the bottom line costs to our community.

For more information including the schedule for upcoming Board meetings, see the CCH web site: ([www.crowcanyonheights.com](http://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/#/](http://online.hoaservices.net/CaliberWeb2_HAS/#/)), or email Jennifer at [jtavares@hoaservices.net](mailto:jtavares@hoaservices.net)

CCH EBMUD reports

<b>Section account</b>	<b>Irrigated Area Sq Ft</b>	<b>Actual gallons used year as of 9/7/23</b>	<b>Gallos used previous year Sept</b>	<b>Gallons Increase/ (Decrease)</b>	<b>% Decrease in Gallons</b>
<b>Oneida West 7273</b>	124,461	961,928	1,869,252	-907,324	<b>-48.5%</b>
<b>Oneida East 12161</b>	94,000	1,348,644	2,012,120	-663,476	<b>-33.0%</b>
<b>Shoshone West 7276</b>	88,358	1,685,992	1,801,932	-115,940	<b>-6.4%</b>
<b>Shoshone East 7275</b>	61,750	842,996	1,128,732	-285,736	<b>-25.3%</b>
<b>Total</b>	<b>368,569</b>	<b>4,839,560</b>	<b>6,812,036</b>	<b>-1,972,476</b>	<b>-29.0%</b>