

CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

November 2024 Newsletter

Website: www.crowcanyonheights.com

The November 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.

"Great minds discuss ideas; average minds discuss events; small minds discuss people. "
Eleanor Roosevelt

Just because you CAN sing doesn't mean you should. Sen. John Kennedy, LA

NEXT BOARD MEETING

November 21, 2024 @ 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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Activity around Crow Canyon Heights has been high for recent months as a result of the community-wide painting and repair project which has been in full swing and is close to be finished. There are still a few homes remaining to be addressed in the Shoshone section but the expectation is all will be completed, or close to it, by the time of our November Board meeting.

As part of the painting project, the steel fencing outside each entrance gate will be painted as well. The metal fencing around the pool area was completed a few weeks ago. The Board made a decision to forgo until a later date painting the metal fencing along the border with El Capitan at this time.

The Association is in the process of changing the firm used to conduct and provide the annually required Reserve Study, so when this year's Reserve Study is distributed, the format will be different and hopefully more clear and understandable.

Landscaping - proposals and quotes were approved in September to refurbish the areas around both entrance gates, including center islands, and at the corner of El Capital and Crow Canyon Heights. As with all new landscaping we should allow some time for new plants to take root, grow, and establish themselves and mature. As an example, the area along the property border fence with El Capitan was replanted with renovated irrigation. Initially, those plants were relatively small and almost unnoticeable,

*Annual Board Meeting
in November
with refreshments*

November 2024

Our next meeting of the Board of Directors is the last currently scheduled meeting of the year and will include a wrap up of 2024 to date, and the makeup of our Board for the upcoming year. If you attend only one Board meeting this year, all are encouraged to make it this one.

and that area is now beginning to develop into a healthy and attractive area. It takes a little time.

Tree West Update/3 Year Plan - Fall - winter, 2024-25 represents the 3rd and final year of the 3 year plan with the Association's contractor, Tree West, which has been our operating model. This was a significant a step forward in achieving a holistic plan, both financially and aesthetically. A follow up tree plan will be developed to be implemented in 2025 once finalized and approved.

With the change of landscape contractors from Jensen to Artistic beginning 2024, we lived with a late winter/early spring program right through summer solstice without seasonal modifications, except when triggered by homeowner notices and issues. It is reasonable to request and expect that, as part of an annual review, Artistic provides a detailed look and adjustment as necessary to the irrigation and related programs. It took longer than expected for Artistic to complete the 2024 audit repairs that were approved. It is planned we get a commitment on timing for this annual review, plus visibility on any repair bid to show whether any significant line item was included in the annual work plans or other repair work. In sum, the board should know when the annual checks will be done; when the work to repair approved findings will be done; and whether there are any repeat repairs identified. While weather plays a role in the timing, a scheduled goal can help manage expectations.

Lastly 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 by clicking "More" > "Members" > "Landscape" button.

OTHER BUSINESS

Budget and Monthly dues - REMINDER

Operating and Reserve budgets were analyzed and reviewed for 2025. The Board voted unanimously to increase monthly dues in 2025 to be \$450 monthly. Including next year's rate increase, monthly dues amounts over the past 10 year period for Crow

Canyon Heights have increased only 2.0% per year, well below inflation rates, and the new rate of \$450 monthly remains below all seven nearby comparable communities surveyed. During the most recent 10 year period, CCH has had zero monthly dues rate increases in four of the ten years.

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