

# CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

## December 2023 Newsletter

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

The December 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.

*"The best thing a human being can do is to help another human being know more."* - Charlie Munger

### NEXT BOARD MEETING

**Jan 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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### Finances, Budget, and the Board

As discussed in the attached annual message, after lengthy discussion, analysis, and debate over the preceding months, the Board of Directors voted unanimously to not increase monthly dues for 2024. The Board was able to maintain the excellent financial health of our Association in the 2024 budget with close management of our vendors, proactive projects to reduce irrigation requirements while maintaining the health and beauty of landscaping, and by taking advantage of investment of reserve funds. In the face of explosive inflation and uncertainty, Crow Canyon Heights Homeowners Association is able to assure owners fiscal health and stability, and avoid increases in the cost of living related to homeowner dues.

Every January 1<sup>st</sup> ushers in the result of elections for our Board of Directors. This year we have one long term Board member, Ron Johnson, choosing to retire and we welcome a new member, Shantosh Kumar. Below is the outgoing 2023 Board membership:



### ANNUAL Board meeting

The Homeowner Association Annual Board meeting was held in November and included the annual message from the Board to recap the year 2023. The **Annual Message** to highlight various noteworthy items is attached to this newsletter and available on the CCH web site. All are encouraged to review it. It takes only a few minutes.



## LANDSCAPE MATTERS

Beginning January 2024 the HOA has voted to replace the existing landscape contractor with a new company. The new company is Artistic Landscape, a local California company, family owned, and full service. Artistic Landscape has over 40 years experience in the landscape business, and comes to us having working relationships already in place with our tree maintenance contractor, Tree West, and with our management company, Homeowner Association Services (HAS). At some point in early 2024 it is anticipated we will have Artistic Landscape owners visit one of our Board meetings to introduce themselves and share their views for CCH.

The Association has and will continue to avoid any and all spending on the area where existing construction is underway at the corner of El Capitan and Crow Canyon Road until that that area is completed.

## PARKING NEWS

Within the approved 2024 budget, the Association has included funding for an outside parking enforcement company to take over enforcement of the Association's parking rules and regulations. We thank all those who have devoted their time and volunteer hours to this point. More information on parking enforcement and the new company will be forthcoming in the January Board meeting and subsequent newsletters.

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 Homeowner Association Services (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)

## **Crow Canyon Heights Board of Directors Annual Message**

Board members devote a lot of their personal time, more than most people recognize or expect, to work and help the Crow Canyon Heights community and the Homeowners Association. We have an excellent association management company working for us and with us, but it takes a lot more to keep things headed in the right direction to help maintain our home values and the environment we live in and enjoy. As explained in the November 2023 newsletter, there is a lot of work performed behind the scenes, which is all volunteer work, done to manage the Association's operations, and to maintain and protect the value of our community. I thank Laura Ferree, Kent Foo, Ron Johnson, and Dick Lloyd for the countless hours of personal time invested on behalf of Crow Canyon Heights. We also thank other volunteers who have worked, sometimes in the dark of night, but also in countless meetings and emails and phone calls, to help enforce our parking rules.

Every November there are scheduled elections for positions on the Board of Directors, alternating between 2 seats one year and 3 seats the next. This year there were 3 seats up for election, my position, Ron Johnson, and Dick Lloyd. Dick and I both submitted our candidacy statements last September. Ron Johnson, after serving on the Board for 8 years, has decided to retire, and we thank him for his contributions and 8 years of service. We had only one other candidate application submitted, from Shantosh Kumar, so there was no need to distribute ballots and go through the voting process since we had 3 seats available and just 3 candidates. We welcome Shantosh to the Board of Directors as of January 1, 2024 and look forward to working with him.

To recap some of the noteworthy events and news items of the past year:

- For the first time in many years we are able to take advantage of interest rates with an investment of part of our Reserve funds. Regulations restrict the kind of investment an HOA can pursue. We invested \$1.5 million in one year US Treasury Bills which will yield about \$70,000 at maturity next May. It is tentatively planned we will do a similar investment next year. The financial health of our Association remains rated at the very high end of all 50,000+ HOAs in California.
- The State of CA continued to impose restrictions related to irrigation and water usage due to past drought conditions, and very likely returning to those conditions somewhere in our future. The cycle is a historically proven fact of life that has gone on for centuries. Through drought tolerant landscape upgrades, switching out irrigation heads to higher efficiency models, aggressive leak repair, and close management of irrigation schedules, we managed to reduce actual usage measured in gallons by 29% compared to the previous 12 month period.
- We completed a mulch project to upgrade the landscape appearance and landscape general health.
- Mastic caulking around the pool was repaired and replaced, and pool umbrellas were replaced so they are all the same style and color. The pool deck and furniture were also power washed.
- Various and significant concrete repairs were completed, which is an annual or bi-annual project which becomes more costly every year. Tree roots are the usual cause for damage, and as our community ages so do the trees and their invasive and damage causing root systems.
- A growing number of homeowners have gone through the required application and approval process to invest in improvements in and around the common areas adjacent to their homes.

November 2023

Some of these projects have been with a cost sharing plan with the Association, and others with very costly investments solely by the homeowners. All of them benefit the community at large by beautifying the areas, and likely supporting home values for everyone.

- Parking continued as a challenging group of issues, and our volunteers spent many nighttime hours working and helping to keep our community in compliance with parking rules.
- Last Spring we experienced damage from a number of fallen trees from windstorms and rain. Fortunately, no buildings were involved thanks to paying attention in advance to potential risks, and to good luck.
- For the first time the Association organized and outsourced the project to install Holiday lighting at the main gates. Prior to this the task was done by volunteers using parts and lighting that were accumulated over time, and without a strategy or consistent design in mind.
- The Board undertook a project to review quality of work and compliance with the contract in place with our landscape contractor. Note, this is one suggestion that came out of the survey done with homeowners in 2022. In terms of routine recurring monthly costs, landscape monthly maintenance is the single highest cost item in the Association's operating budget, followed by water utility costs. Both continue to receive the necessary and meaningful attention of the Board.
- Many repair and maintenance projects were undertaken throughout the year. Building structures are now 40 years old. Repainting is planned for 2024 and repairs will need to be done in advance of that project. The Board has worked to undertake many of those repairs as they become known throughout the year which will hopefully serve to offset some of the preparation costs for the painting project. Time will tell if that holds to be true.
- Physical security for the community is a perpetual topic of discussion for the Board. The planning for a project to enhance physical security of the property border along Crow Canyon Road is currently underway, with details to be published in the newsletter and at future Board meetings as those plans become clarified.
- The budget for 2024 was finalized after a number of meetings, analyses, debates, and detailed discussions among Board members and with our management company. Following a significant increase in monthly dues for homeowners for the 2023 budget year, the Board worked to balance the current financial uncertainty and volatility in financial markets, current and 2024 projections for cost-of-living increases, vendor and contractor increases for labor and materials, the impact on homeowner and family budgets, and maintaining the fiscal health of our homeowner association. The plan the Board agreed to is to maintain or improve the level of services we currently have in place with no increase in monthly dues in 2024 for homeowners.

Thank you to Board members for your time and work on behalf of the community. Ron Johnson, we will miss working with you, and greatly appreciate your contributions for the past 8 years. Thank you to homeowners who take an interest and invest the time to attend 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