



CROW CANYON HEIGHTS HOMEOWNERS ASSOCIATION

Mar/Apr 2026 Newsletter

Website: www.crowcanyonheights.com

The March/April 2026 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.

Life's short. You can choose to spend as much time as possible on the Internet arguing with strangers about politics. Or - maybe just go outside and be nice to someone in person. It's all a choice

NEXT BOARD MEETING

May 21, 2026 @ 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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Crow Canyon Heights web site:
<https://www.crowcanyonheights.com>

can be found for registered members on the CCH web site under "Members" > "Latest Agenda." This is not a regularly scheduled Board meeting, but is very important related to significant increases in insurance coverage for our community and the steps made necessary to maintain required insurance coverage and address those increases. **All are encouraged to attend this important session.**

FIRE AND REBUILD: All are aware of the fire damage and tragic fatality that occurred months ago at 416 Oneida Court. HAS has been working hard to secure bids from responsible contracting firms to begin demolition and reconstruction at the site. One of the gating items has been securing a release from the Contra Costa County Coroner's office to access the site. That has finally been granted, bid quotes are being received, and it is expected that a contract will be signed and in place within the next 10 days, with demolition, clean up work, and reconstruction to begin shortly thereafter. This has been a situation made much more challenging and complex due to the accident and fatality involved in addition to the fire. From the standpoint of the Association and our management company, every effort will continue to make this a highest priority.

FINANCIAL: End of year 2025 financials were presented in the last Board meeting on March 19th. Total actual operating expenses for the year 2025 exceeded the annual budget by \$6,972, which is 1.9% over the budgeted amount of \$375,978 for the year. The difference is roughly the equivalent of \$5 per month per homeowner, meaning a monthly dues amount last year of \$455 per month instead of \$450

**Town Hall meeting
Monday April 20th**

Pool Opening Friday May 8th

Mar/Apr 2026

TOWN HALL MEETING: The Crow Canyon Heights HOA and our Management Company, Homeowner Association Services (HAS), is holding a very important Town Hall meeting on Monday April 20th at 6:00 PM. Attendance can be in person at the CCH clubhouse or via Zoom video. The Zoom address for the meeting is included in a notice mailed from our management company recently, and

per homeowner would have nailed it right on target. Pretty close.

GATE PHONE NUMBERS: It was previously recommended that homeowners and residents enter the calling telephone numbers associated with our 2 main gates be added into personal contact lists and address books with the name of each gate. That way, when a guest or delivery service calls for access from the gate system, the caller ID on your phone will show up as either “Shoshone Gate” or “Oneida Gate,” depending on how you enter the name in your address book. Recently the callbox was completely replaced at the Shoshone gate due to chronic problems. Fortunately service has been fine and reliable since. However, during that system replacement the calling number for the Shoshone gate was changed. The correct and current numbers for your records are as follows:

- Shoshone gate: 925-886-8346 (new, changed)
- Oneida gate: 925-263-6435 (not changed)

These are the telephone numbers the calls are placed from. Depending on your personal service provider (cell phone or home phone), the caller ID may or may not show up properly on your phone when called. Entering each of the numbers above in your address book with the name of the gate will assure you will receive the proper caller ID.

PEST CONTROL: In the March 2026 regular meeting, the Board of Directors approved a change in the vendor for pest control to “Bellator Pest Control” effective immediately. This resulted from a growing number of homeowner complaints about service from our previous vendor. Thanks to HAS negotiations, the change also resulted in a significant reduction to the monthly rate the Association had been paying.

The redesigned CCH web site was previewed in the January Board meeting for attendees. We encourage everyone to log in, take a look, and register if you haven’t already. www.crowcanyonheights.com.

HOMEOWNER ASSOCIATION SERVICES

Homeowners are urged to use email whenever possible to contact the management company. We recognize not absolutely everyone uses email (but over 98% of homeowners and residents do), but telephone calls are an effective, second best alternative to email. One method that **will not work nor receive a response is using text messaging to contact the management company.** Emails also serve to create a written record for both the homeowner and the management company for any related follow up that may be required.

For those interested in learning more about future plans regarding landscaping, on the CCH web site (www.crowcanyonheights.com) is posted a “Landscape Planning and Strategy” document which can be accessed by registered members on the site after logging in by clicking “Members” > “Landscape” button.

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 (https://frontsteps.cloud/CaliberWeb2_HAS#!/), or email Jennifer at jtavares@hoaservices.net