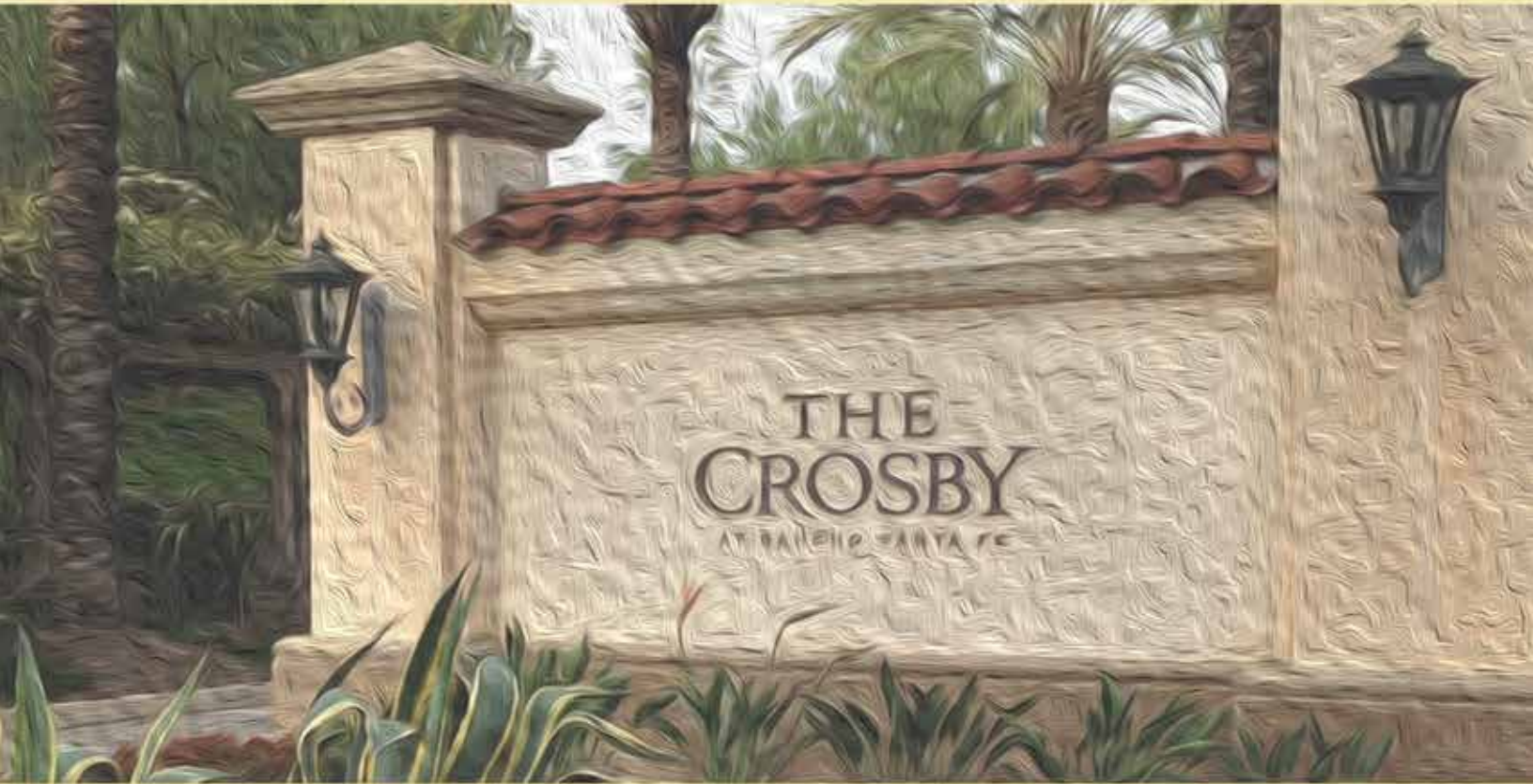


# *the* CROSBY CROONER

THE CROSBY AT RANCHO SANTA FE

SUMMER 2018



*The Crosby's*  
**Concert in  
the Park**

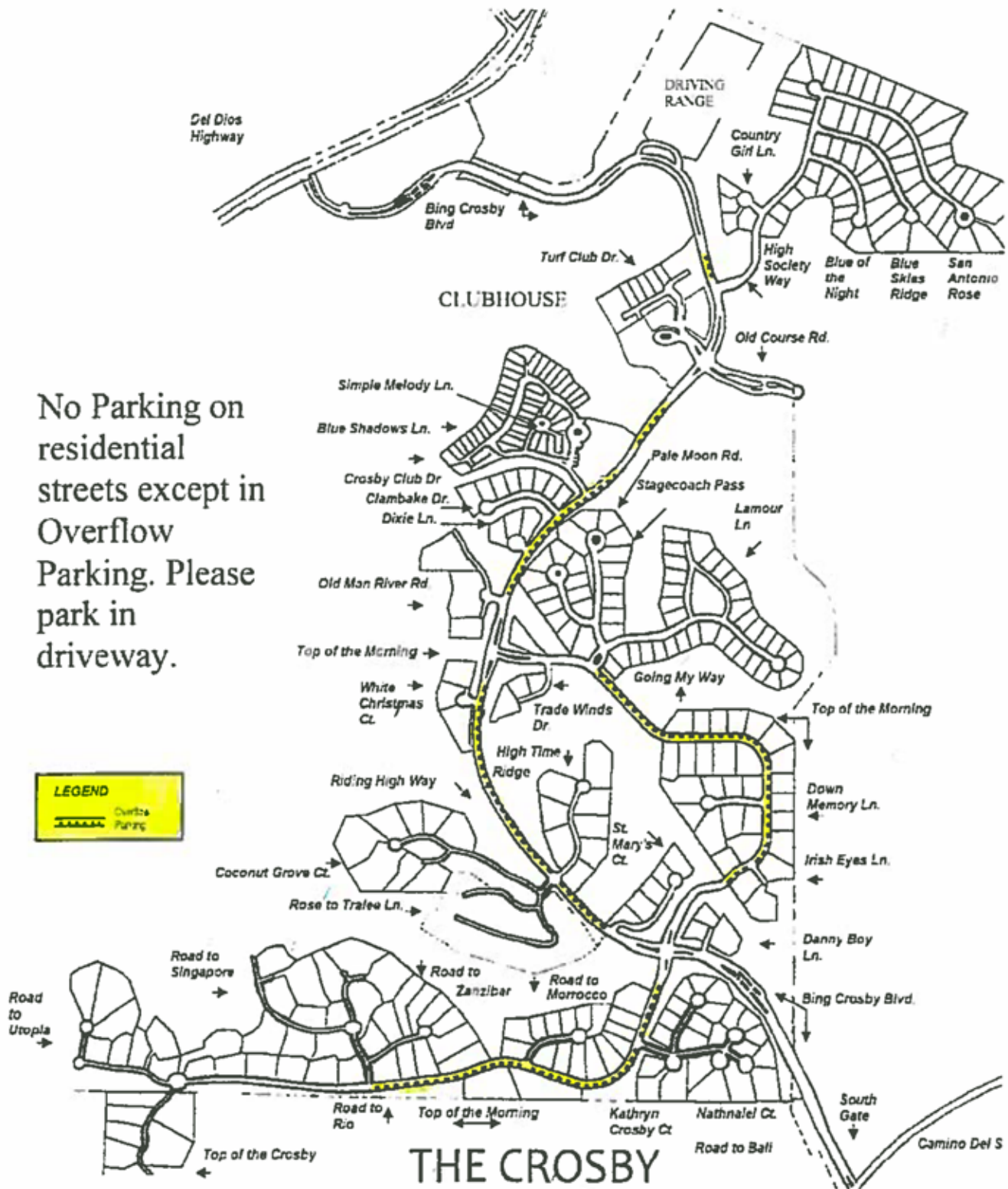
**DON'T MISS THE LAST SUMMER CONCERT IN THE PARK! PAGE 10**

CROSBY CONTACT INFORMATION:

(858) 381-5615 • [www.CrosbyEstate.org](http://www.CrosbyEstate.org)

Vartan (Von) Yacoubian, [vyacoubian@keystonepacific.com](mailto:vyacoubian@keystonepacific.com), General Manager

# SPEED LIMIT 25 MPH



# RADAR ENFORCED





## ACCESS CONTROL COMMITTEE

*By Peter Shapiro, Access Control Committee Chair*

Greetings from your Access Control Committee which currently includes Eilis McKay, Steve Wilk, Peter Shapiro and Von Yacoubian. This committee is advisory and appointed by the Board.

Effective August 1, 2018 we are very pleased to announce, along with G4S, our access control management company, the promotion of Jocelyn Olvera to the position of Site Supervisor for The Crosby Estate. Jocelyn has been a valuable and dedicated member of our gate staff for the past seven years and has been Lead for a few years, as well. As Site Supervisor, she is responsible for 24/7 staffing, community access according to Crosby Post Rules and management of The Crosby North, Central and South gates. If you have the opportunity, please congratulate Jocelyn as you pass through the north gate entry.

Abel Graciano, our former Site Supervisor, resigned to join Homeland Security Border Patrol. During his tenure, Abel performed very admirably and instilled a high level of professionalism and organization in staff and ensured an excellent transition to Jocelyn. We wish him the best.

We've heard from some of you and we want to take this

opportunity to remind you that all visitors and vendors MUST display their dwellingLIVE pass on the vehicle dashboard in a manner that is easy for our Roving Patrol to see it. If not displayed, you, as the responsible homeowner, may be subject to a hearing and fine. A thought for you to seriously consider, especially with guests/vendors who may be visiting for more than an hour or so, is to have them park in your driveway. By taking that approach, you can easily avoid the possibility of a parking violation citation.

Worthy of a repeat from our last *Crooner* column: The Board continues to implore residents to advise their vendors and guest of the community's speed limit (25 mph). To compliment this, gate attendants hand out red reminder notices to all vendors and guests informing them of the speed limit in the community. The dashboard pass also states the speed limit and reminds people to display the pass.

This is a reminder that the lidar (Light Detection and Ranging) speed camera installed along Bing Crosby Blvd in Avaron has been active for several weeks. Please be especially mindful to adhere to the speed limit.

# FIRE PREP HOMEOWNER CHECKLIST

According to the Rancho Santa Fe Fire Protection District, wildfires don't have to destroy everything in their path. The work you do today can make a difference. The RSFFPD recommends the following steps, taken now and throughout the year, to prepare and help reduce the risk of your home and property becoming fuel for a wildfire.

- Clear needles, leaves and other debris from the roof, gutters, eaves, porches and decks. This reduces the chances of embers igniting your home.
- To reduce ember penetration, replace or repair loose or missing roof shingles or tiles, and caulk any gaps or openings on roof edges.
- Cover exterior attic vents, and enclosure under-eave and soffit vents with metal wire mesh no larger than 1/8 inch to prevent embers from entering the home.
- Remove items stored under decks or porches; replace vegetation in these areas with rock or gravel.
- Replace mulch with hardscaping, including rock, gravel or stone. If it can catch fire, don't let it touch your house, deck or porch.

- Remove flammable items within 30 feet of all structures including firewood piles, portable propane tanks and dry and dead vegetation.
- Dry grass and shrubs are fuel for wildfire so keep your lawn hydrated and maintained. If it is brown, trim it to reduce fire intensity, and don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Fire can spread to the tree tops. If you have tall trees on your property, prune low hanging branches 6 to 10 feet from the ground and for smaller trees, prune low hanging branches no more than a third of the tree's height. Remove tall grasses, vines, and shrubs from under trees.
- Talk to your neighbors and create a plan for how to address your wildfire safety challenges together.

*Learn more about how to keep your family safe and reduce your home's risk for wildfire damage at [firewise.org](http://firewise.org).*

## Evacuation Route Map

Wildfire fatalities most commonly occur when people leave their home too late or are over-taken by fire. If you live in an area that's at high risk for fire, it's important for you to decide now whether you're going to evacuate early or stay and defend your home.

Sheltering in place, or staying to defend your home, requires considerable planning. Fire agencies cannot make that decision for you. It's up to you to determine whether you are capable of staying and defending your home.

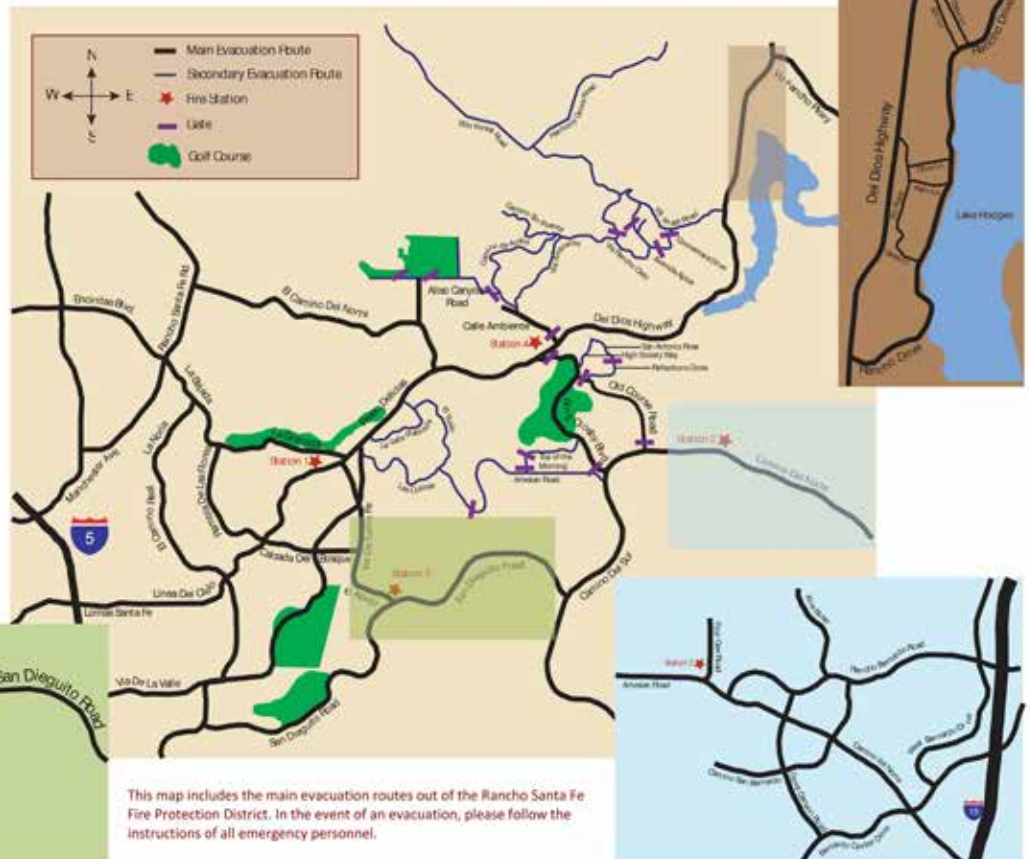
If you decide to leave, relocate early enough to avoid being caught in fire, smoke or road congestion. Don't wait to be told by authorities to leave. In an intense wildfire, they may not have time to knock on every door. If you are advised to evacuate, don't hesitate!

"Should I stay or should I go Quiz":

- Are you physically fit to fight spot fires in and around your home for up to 10 hours or more?
- Are you and your family members mentally, physically and emotionally able to cope with the intense smoke, heat, stress and noise of a wildfire while defending your home?
- Can you protect your home while also caring for members of your family, pets, etc.?
- Do you have the necessary resources, training, and properly maintained equipment to effectively fight a fire?
- Does your home have defensible space of at least 100 feet and is it cleared of flammable materials and vegetation?
- Is your home constructed of ignition resistant materials?

If you answered "No" to any of these questions, then plan to evacuate early.

**REMEMBER:** By evacuating early, you give your family the best chance of surviving a wildfire. You also help firefighters by keeping roads clear of congestion, enabling them to move more freely and do their job.







# COMMUNITY LANDSCAPING

*By Craig Bernard, Landscape Committee Chair*

The continuing heat has been detrimental to the beauty of our community. The landscape maintenance crew is probably working at 75% of their normal output because of the heat. The weeds like it hot, and it has been difficult keeping up with them. This year we have an infestation of nutsedge grass which is especially difficult to kill – so in some of the turf areas, we are letting the grass grow one extra week so we can more effectively deal with this weed.

Also, bermuda and poa annual grasses have made their way over from the golf course. Bermuda roots grow deep, and it takes several chemical applications to kill. This is one of the reasons you may see some brown areas in the landscape. Kikua grass which is prevalent in our community also looks brown after mowing on Fridays, but greens up by Monday. That grass is literally impossible to get rid of. Some of these grasses are making their way into homeowner yards and hopefully you have a gardener that is smart enough and qualified to deal with them. If not, they can take over your yard.

The golf course also has had problems with their irrigation,

and many of their turf areas they maintain along Bing Crosby, have bare areas that they plan to reseed soon.

We have also been continuing our installation of the moisture sensing system and have had some electrical issues that have knocked out some of our irrigation system temporarily, leading to some browned out areas. This installation probably should have been done during the winter, but hindsight is 20/20.

As I am sure all of you are experiencing, this ongoing heat stresses many plants and trees and along with the drought that we are experiencing, trees can be lost without giving them some attention. We have a tree care service looking at our trees in the community and checking the moisture at root level to assess additional water requirements.

Plants and your turf probably require an extra day of watering per week during this extended spell. It is not a good time to do new planting. You should wait until cooler weather returns.

We are doing the best we can, and I am sure that 90 days from now the community will look much better.



# ***STREETLIGHT CADENCE***





# The Heart







## DOLLARS & CENTS



*By David Kingston, Secretary/Treasurer of the Board*

The Finance Committee (Mick Dannin, Doug Regnier, Von Yacoubian, Dave Kingston) can report that year to date through the end of June expenses are below budget and income is slightly over budget. At this point we expect that we will end up the year about on target excluding extraordinary factors.

Work has already started on the 2019 budget. With the aid of our reserve analyst we have developed an updated reserve outlook. Major projects to be addressed in 2018 include work on refurbishing/replacing and painting trellis work at the Del Dios entrance area, Blue Skies Park, and the Lake Park gazebo. Also included in 2018 is painting gates and fences in the

community. And we plan to address water issues on some of our roads caused by runoff from adjacent slopes. For 2019 we hope to address improvements to the shoreline of our lakes in Lake Park. Our goal is to maintain our Crosby Master reserves at 100 percent funding by staging these expenses. We are in the process of soliciting bids and selecting contractors.

Next up will be developing the Crosby Master operating budget for next year as well working with our partner communities, The Lakes and Avaron, to finalize the shared use operating budgets.

## FROM THE CROSBY CLUB

*By Bryan M. Addis, PGA General Manager*

Greetings Crosby residents!

I hope this edition of *The Crosby Crooner* finds you well. Trying to stay cool is the story this time of year and even has new meaning for all of us here in San Diego as the record-breaking heat wave continues!

Golf course operations are now exceeding expectations of ownership, having risen to 226 golf members and 453 total member accounts. This is as healthy The Crosby Club has been since opening its doors in 2001. Credit is due to all members who have seen the worst of times and stayed true to our club as we draw nearer and nearer to greatness!

In the past few months, we have seen some great golf at the club, crowning Clambake Member/Guest Champions for both the Men and Ladies clubs as well as playing host to the Southern California PGA Match Play Championship. In Oct., the club will host PGA TOUR Qualifying once again as some of the best players from around the country try their shot at

making it to the big stage of golf.

Our social calendar is as full as it has ever been, and member participation is at its best. If you are not a member of The Crosby Club, now is a great time to join with upcoming Sept. and Oct. events including:

- Sept. 1st – Crosby Cornhole Tournament
- Sept. 2nd – Summer Sunset Social
- Sept. 3rd – Labor Day Picnic
- Sept. 16th – Summer Sunset Social
- Sept. 22nd – Cakebread Wine Dinner
- Sept. 29th – Family Game Day at the Driving Range
- Oct. 6th – Crosby Annual Wine Fair
- Oct. 13th – Paws & Relax Dog Event
- Oct. 20th – Murder Mystery Dinner

For membership information please contact Andrew Parry at 858-759-3846 or [aparry@thecrosbyclub.com](mailto:aparry@thecrosbyclub.com).

See you soon at The Crosby Club!





## REAL ESTATE ROUND UP

### BUY, SELL OR INVEST...IT'S A GREAT TIME!

*By Ellis McKay, Willis Allen Real Estate, #01271440*

The good news is that the median price of existing single family homes in California reached a new record high in June 2018: \$602,760, an increase of +8.5 percent YTY, while San Diego County saw an increase in the median price +6.6 percent YTY, to \$570,250. The less good news is that sales of existing homes in California declined -7.3 percent YTY. Rising interest rates, record home price increases, and the fact that real wages and earnings have remained flat have resulted in housing affordability at its lowest levels in 10 years. 26 percent of California households could afford to purchase a median priced home in second quarter of 2018, down from 29 percent a year ago, according to C.A.R.'s Housing Affordability Index.

The local market reflects these results:

The first seven months of 2018 saw 19 sales in the Crosby with an average price/sqft of \$406, compared with 20 sales in the same period 2017 with an average price of \$397/sqft.

Santaluz had 31 sales in 2018 with an average price/sqft. of \$455, compared with 2017 sales of 53 at an average price/sqft. of \$434/sqft.

Cielo sales reached 20 in first seven months of 2018, considerably less than the 31 sales in same period of 2017. Average price/sqft remained same at \$391/sqft.

Fairbanks Ranch trended similarly with 15 sales in 2018 at an average price of \$441/sqft. compared with 21 sales in 2017 at an average price of \$421/sqft.

The Lakes sales remained unchanged for 2017 and 2018 at 14 sold, but the price/sqft increased from \$378-\$398/sqft.

Inventory has remained low with many homeowners staying put to retain the deductibility of their mortgage of up to \$1m, and to keep their existing low rate loans rather than buy another home that would have a higher interest rate. In 2018 CoreLogic conducted an extensive consumer housing sentiment study. This indicated that 15 percent of homeowners and 28 percent of renters expressed a desire to buy a home in next 12 months, while only 11 percent indicated a desire to sell.

Looking ahead, the CoreLogic HPI forecast indicates that the national home price index is projected to increase by 5.1 percent on a year over year basis from May 2018 to May 2019.

# *The Crosby's* Concert in the Park



## MOJO JACKSON

Mojo Jackson is a high energy, charismatic, three piece band playing original music and covering everyone from The Beatles to Taylor Swift. TJ Moss & Jonathan Walsh (of The Yes Team) have been playing and writing with Jackson Price (of the Jackson Price Band) since they moved from NYC to San Diego. Bringing together elements of pop, rock, soul & funk, this high energy band promises a great afternoon at our own beautiful Blue Skies Park.

*Sat., Aug. 25, 4 - 6 pm*  
*At Blue Skies Park*

Corner of Bing Crosby Blvd. & High Time Ridge  
**FREE ADMISSION AND REFRESHMENTS**

*For Crosby residents only*

**RSVP to (858) 381-5615**  
**or email [kkalivas@keystonepacific.com](mailto:kkalivas@keystonepacific.com)**



*Don't miss the last summer concert in the park!*



# IMPORTANT NUMBERS AND INFORMATION

## IMPORTANT NUMBERS

For Fire and other Emergencies, please call **911**

San Diego Sheriff's Department: (858) 521-5200

San Diego Gas & Electric: (800) 411-7343

Waste Management: (619) 596-5100

Cox Cable Customer Service: (760) 599-6060 or (858) 792-7851

## ASSOCIATION INFORMATION

The Management office for the Crosby HOA is located at 18029 Calle Ambiente, Suite 515, in Rancho Santa Fe (exit the North Gate, turn right, and left at the first signal). The office is open Monday through Friday during regular business hours. The phone number is (858) 381-5615.

The Association's mailing address: PO Box 5000, PMB 534, RSF, CA 92067

The Association's website: [www.crosbyestate.org](http://www.crosbyestate.org)

## ASSOCIATION STAFF

General Manager: Vartan (Von) Yacoubian, CMCA, AMS; [vyacoubian@keystonepacific.com](mailto:vyacoubian@keystonepacific.com)

Assistant Manager: Katie Kalivas; [kkalivas@keystonepacific.com](mailto:kkalivas@keystonepacific.com)

Association's website: [www.crosbyestate.org](http://www.crosbyestate.org)

## YOUR CURRENT BOARD OF DIRECTORS

Carole Hogan - President

Mick Dannin - Vice President

Dave Kingston - Treasurer & Secretary

Jeff Rozmus - Director at Large

Bryan Addis - Director at Large

## BOARD MEETINGS

The Board meets in Executive Session monthly. Open Session meetings are held quarterly. The next Open Session meeting will be the Annual Meeting in October 3, 2018.

Homeowners will be notified of the day and time of the meeting by email.

## ADDRESS FOR HOA DUES PAYMENTS

The Crosby Estate, c/o Keystone Pacific Management, PO Box 15325, Santa Ana, CA 92735.

Please note your account number on your check. Payments are due the first of the month.