

# HASLEY HILLS HOMEOWNERS ASSOCIATION

## NEWSLETTER MARCH / APRIL 2007

### Board of Directors

**Larry Totter**  
President

**Jim DeMatte**  
Vice President

**Roger Ludwig**  
Treasurer

**Bob Throckmorton**  
Secretary

**Michelle Griffin**  
Director

### 2007 Board Meeting Schedule

Thursday, April 5<sup>th</sup>  
(cancelled)

Thursday, June 7<sup>th</sup>

Thursday, July 5<sup>th</sup>

The Annual Meeting is  
scheduled for Thursday  
May 3, 2007

Please note that if the  
Board determines that  
additional meetings are  
needed, the date, time  
and place are noted on  
the Association's  
website.

Meetings are held at the  
Castaic Union School  
District Office at 28131  
Livingston Drive. Castaic

**Happy Spring  
Break**

### THE BENEFITS OF ANNEXATION

By Jenny Roney

The Hasley Hills Homeowners' Association (HOA) Board has, over the last year and a half, been supporting a group of your neighbors' efforts to research and promote the benefits of annexation into the city of Santa Clarita. The Hasley Hills annexation committee, also known as Castaic Annexation Support Team (CAST) is seeking to present to the Santa Clarita City Council, signatures of support for annexation from 60% of the residents of three local Castaic neighborhoods.

Live Oak, North Bluffs and Hasley Hills are immediately adjacent to the city boundaries and Valencia Commerce Center which the city of Santa Clarita has expressed interest in annexing into the city boundaries.

These four areas would offer a prize to the city of Santa Clarita and a huge benefit to the residents and business in the annexation area.

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### Annual Meeting

This year the Annual Meeting will be held on May 3, 2007. By California Civil Code, we are now required to conduct these meetings by using a secret ballot. You will receive your meeting notice and secret ballot on or about April 2, 2007. It is imperative that you vote your ballot and return it to the Association office

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**Crown Management**  
27202 Turnberry Lane  
Suite 210  
Valencia, CA 91355

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**Crown Management**  
(661) 799-1135  
After Hours, weekends and  
emergencies  
253-4773

**Association Manager**  
Nancy O'Neil  
Ext 210

**Assistant Manager**  
Cara Brown  
Ext 225

**Accounting/Escrows**  
Krista Nasr  
Ext 212  
\*\*\*\*\*

Architectural  
Submissions  
Hasley Hills Homeowners  
Association  
P. O. Box 55099  
Valencia CA 91385  
\*\*\*\*\*

**SCV Sheriff**  
255-1121

### IF YOU SELL YOUR HOME

As a reminder, it is your responsibility if you sell your home to notify your agent and/or escrow company that you are part of a Homeowners Association and are required to turn over all Governing Documents.

### IF YOU RENT YOUR HOME

Please notify the management company in writing of the name of the tenant, address, and their phone number.

### April Meeting

Because of Spring break, the Castaic District School Office is closed. Therefore, the Board will not hold the April Board of Directors meeting. They will, however, meet in Executive Session to discuss litigation, third party contracts and any member discipline issue that may arise. Notification of the date and time will be posted on the Association's website.

### Inspectors of Election

With the new election format, the Association must formally appoint three homeowners to serve as Inspectors of Election. These homeowners or appointees must be independent and will be required to attend the Annual Meeting in order to validate the election and count the proxy ballots received by the Association office. If you are interested in helping with the election, please contact Nancy or Cara at Crown Management.

### Graffiti

Hasley Hills has been hit over the last month with a number of graffiti taggers. Please contact the L. A. County Graffiti Hot Line at 800-675-4357 to report any and all graffiti. It is imperative that this be removed ASAP, or the problem will continue and most likely become a real problem.

### Web Site

Please remember that the Association maintains a website where many important notices are posted. If you would like to receive the newsletter via email, please sign up on the website. This will save the Association time and money and in the end impacts the amount you pay in monthly assessments.

### Annual Meeting - continued from page 1

in order to hold the meeting and elect Directors we must receive at least 370 ballots or homeowners in attendance. The cost of conducting an election like this is approximately \$1200. If we do not receive the required number of ballots, a second or third meeting will be required and the Association will incur additional mailing costs. Please remember you are the Association and your dues pay for these mailings. Please help keep our costs at a minimum by sending your ballot in once you receive it.

### CC&R Tours and Update

We will begin our spring tour in April. While realize many owners sustained a great deal of plant damage during the winter season, it is time to begin to bring our landscaping up to the standards set forth in the governing documents. If you receive a letter from the management company please contact us if you have an extenuating circumstance. We are willing to work with all owners to bring compliance but if you have a personal reason why you cannot comply we need to be able discuss this with you and work out an acceptable plan to resolve the matter. Please contact Cara or Nancy if you need to discuss any CC&R matter.

And speaking of CC&R violations, please understand that while you may visually see a violation, please do not assume that the Association is not addressing the problem.

Homeowners are being fined and legal action is being pursued. While we are not at liberty to discuss the details with other owners, you can always contact us to confirm that we are in fact working on the problem.

Annexation - continued from page 1

If ultimately approved by the Local Area Formation Commission (LAFCO) this annexation would be the first on the west side of I-5 in the Santa Clarita Valley, joining 20+ other annexations into the city. Their efforts began much as this one did, at the HOA level.

The annexation committee members are busy going door to door in all three neighborhoods seeking signatures in support of a comprehensive feasibility study, funded by the city of Santa Clarita, to determine if annexation is viable for our area.

One reason that these four areas are the first in Castaic to move towards annexation into the city is that the borders of these areas currently abut the city of Santa Clarita borders - a requirement of the LAFCO regulations for annexation consideration.

Critics of this effort can be heard complaining that the city is 'cherry picking' only certain areas of Castaic for annexation. In actuality, the City does not 'pick' any areas to annex. They respond to residents' requests once they receive documentation that 60% or more of the residents in the area are in favor of such an effort. The first requirement that must be met is that the area to be annexed has adjacent or 'contiguous' borders with the city. These four areas do meet that requirement. Once our effort is successful, other Castaic neighborhoods that are adjacent to our newly annexed area can begin annexation efforts of their own.

In addition to improved parks and recreation services, street maintenance and sweeping and local government access, two recent studies highlight many other benefits of annexation into the city of Santa Clarita. The unincorporated areas of the Santa Clarita Valley (SCV), which encompass Action, Agua Dulce, Sunset Pointe, Stevenson Ranch, Castaic, West Ranch, and portions of Saugus and Canyon Country currently generate \$42 million in taxes (revenue) to the county of Los Angeles. The cost of the services the county currently provides to the residents in these same unincorporated areas is only \$21 million. This means that \$21 million of your tax dollars are leaving the SCV to provide county services in other communities. In comparison, all taxes and revenue generated within the city of Santa Clarita\ a boundaries stay in the city and are spent solely on services for the residents of the city.

The city of Santa Clarita also differs from the unincorporated county communities with regard to police services. As an example, any time during the day there are 17 patrol cars on duty in the city as compared to 5 patrol cars on duty for the much larger and more widespread unincorporated areas. In addition the city funds special units of the Sheriff's department that provide services to city residents such as COBRA (anti-gang) and CIT (Community Interaction Team). The unincorporated communities in the SCV do not receive these services from the county. What do these increased patrols and services mean to you as a Castaic resident? Significantly shorter response times for all three categories of calls; routine, priority and emergency, as well as more patrols on the streets to deter crime before it happens.

Couple this with the elimination of the 5% user utility tax and local city council meetings held on weekday evenings here in the SCV and your HOA board feels these benefits are worth a closer look and encourage your support of this annexation efforts. It is clear that annexation would lead to increased property values and enhanced quality of life in Castaic for you and your family.

For your convenience, annexation support signature cards have been included in this newsletter. Each adult in the household may sign a card. Please sign and mail your completed card(s) as soon as possible. Feel free to direct any questions to: [hannexation@hotmail.com](mailto:hannexation@hotmail.com)

Annexation Petition Card

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Community Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

In **FAVOR** of the Annexation of Property  
to the City of Santa Clarita

**AGAINST** Annexation of Property  
to the City of Santa Clarita

**UNDECIDED** Need More Information

We the above signed property owners do hereby petition the Mayor and City Council of the City of Santa Clarita to support our request for the \_\_\_\_\_ area to the City of Santa Clarita. We further request that the Mayor and City Council take appropriate action to initiate annexation proceedings with the Local Agency Formation Commission of Los Angeles County.

Mail the Annexation Card to:

Annexation - City of Santa Clarita  
P.O. Box 31858 Castaic #108  
Castaic CA 91384

Annexation Petition Card

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Community Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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