

# HASLEY HILLS HOMEOWNERS ASSOCIATION NEWSLETTER APRIL - MAY 2009

[www.hasleyhillshoa.org](http://www.hasleyhillshoa.org)

## Board of Directors

### President

Bob Throckmorton

### Vice President

Michelle Griffin

### Treasurer

Roger Ludwig

### Secretary

Larry Totter

### Director

Jim DeMatte

## IMPORTANT INFORMATION

We are taking this opportunity to remind all owners who live in the Hasley Hills community that you should be aware that there have been a substantial number of break ins in the Hasley Hills Homeowners Association. We are reporting this to the homeowners in the hopes that all of you will take the necessary steps to secure your property and to be aware of what is going on around you and your neighbors. If you see any suspicious activities, please contact your local law enforcement agency.

While the Association is aware of what has transpired over the past several months, we cannot take on the responsibility of advising owners of specific situations. The Association has jurisdiction for security only over the common area properties, not individual homes or property. The association is not and can never be free of crime and we cannot guarantee your safety or security. Accordingly, you should NOT rely on the association to protect you from loss or harm. Instead, you should provide for your own security by taking common sense precautions such as carrying insurance against loss; keeping your doors locked; refusing to open your door to strangers; asking workmen for identification; installing a security system; locking your car; etc.

## Meeting Location

All Board Meetings, Executive Session Meetings, Annual Member Meetings and Hearings are held at the Castaic Union School District office located at 28131 Livingston Ave, Santa Clarita CA 91355.

**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**  
Kate Clancey  
Ext 204

**Accounting/Escrows**  
Erin Mills  
Ext 214  
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**Architectural  
Submissions**  
Hasley Hills Homeowners  
Association  
P. O. Box 55099  
Valencia CA 91385  
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## 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, including budgets and year end financial statements.

## 2009 Board Meeting Schedule

The 2009 Meeting Schedule is as follows:

June 4, 2009

August 6, 2009

October 1, 2009

December 3, 2009

We encourage your attendance at these meetings

Executive Session Meeting Schedule is as follows:

Executive Session meetings are held on the fourth Wednesdays of every month for the purpose of discussing third party contracts, litigation and to conduct hearings.

### **Annual Meeting Update**

As we discussed in the last newsletter, the Association attempted to hold the 2008 Annual Member's Meeting last May and June; and we were unable to obtain a quorum for both meetings. We attempted a second meeting in January 2009, only to again find that we did not have a quorum of owners present.

Conducting these meetings, especially under the new California Civil Code (Secret Ballots) is costly and time consuming. The Board discussed this problem at their April Board meeting and based upon advice from legal counsel, we want to ensure that homeowners understand the importance of conducting these meetings and the requirement to obtain a quorum of members either in person or by ballot.

The first meeting is normally called with 30 days notice, 51% of the owners need to return their ballots to the Association (this means we need 377 owners to return their ballots or attend the meeting). If we do not obtain a quorum, a second meeting is called at which time the quorum requirement reduces to 25% or we need the response of 185 owners. If we do not receive the quorum on the second attempt, the process must restart; the Association is once again required to solicit candidates, print and mail new election material and hold another meeting. Again, these mailings are costly and you as individual owners pay for cost of printing and mailing this material.

If you have some ideas on how we might better inform the owners of this process and the requirements for conducting these meetings on an annual basis, we would like to hear from you with suggestions and ideas on what we might do to accomplish this duty.

We realize that many people are experiencing some difficult times and may not be interested in association related business, but we must conduct our business according to our By-Laws and the California Civil Codes. If you have suggestions please email Nancy at [noneil@crowm-mamt.com](mailto:noneil@crowm-mamt.com)

### **Web Site - [www.hasleyhillshoa.org](http://www.hasleyhillshoa.org)**

Please remember that the Association maintains a website where many important notices are posted. If the Board determines that additional meetings are required, notice of time and location will be posted on the website.

### **Street Lights**

If you notice that a streetlight is out, please contact Southern California Edison at 800-611-1911, as they are responsible for making light bulb repairs.

### **And Speaking About Crime**

Your Board of Directors encourages Neighborhood Watch and would like to see all of the owners in the Hasley Hills community participate. Unfortunately, because of liability, the owners in the community need to rely on each other for the dissemination of information.

The Association and the Managing Agent provide general information regarding security and safety as a courtesy to the membership. Neither the Association nor any Association Agent guarantees the accuracy of the information provided to the membership regarding safety and security issues. Any Resident having a concern about safety and security is encouraged to contact the local law enforcement agency that services the community.

If you are interested in developing Neighborhood Watch for your specific street please contact the Santa Clarita Sheriff's Department and you will be directed to proper department.

Friendly Reminder - RV Parking Not to Exceed 24 hours in 7 Consecutive Days

HAPPY SPRING - SLOW DOWN CHILDREN  
WILL SOON BE OUT OF SCHOOL- KEEP  
HASLEY HILLS SAFE