

HASLEY HILLS HOMEOWNERS ASSOCIATION NEWSLETTER FALL 2010

www.hasleyhillshoa.org

Board of Directors

President

Roger Ludwig

Vice President

Jim DeMatte

Treasurer

Larry Totter

Secretary

John Toungnian

Director

Brian Roney

Construction Repair Update

As you may be aware, the Board of Directors has been meeting twice a month since August for the purpose of interviewing and hiring a Construction Manager and a General Contractor. Both have been hired by the Association and the Board of Directors has approved and signed contracts for each.

Work will commence shortly with the first repairs being to stabilize and repair those slope areas that were identified in the lawsuit as construction defects. Those owners who will be affected will be notified by our Construction Manager of the time frames needed to make these repairs and what will be involved with them, such as equipment, access to the common area from your property (if applicable), parking, various inconveniences, and the necessary steps needed to protect your property and family.

Wrought iron repairs and/or replacements are tentatively scheduled for early next spring. You will be notified of what will be expected of you when these repairs and/or replacements are made.

It is the Board's desire to provide as much advanced notice as possible to all owners who will be affected. However, when the fence repairs are made, each owner will be required to remove all plant material from the wrought iron fencing in advance of the work commencing. In order to make these repairs and/or replacements in the most cost effective manner possible, we must have the full cooperation from each and every homeowner and that means following the directions that will be issued by the Engineering Design Group. You will be required to keep your pets contained during the construction as well as being aware that your backyards will not be secured in the same manner they are with the fencing in place. Access will be needed and you will receive proper notification. Care and attention to private

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Crown Management
27202 Turnberry Lane
Suite 210
Valencia, CA 91355

Crown Management
(661) 799-1135
After Hours, weekends and
emergencies
Contact Crown Management
option 5

Association Manager
Nancy O'Neil
Ext 210

Association Manager
Beth Bottaro
Ext 216

CC&R's & Maintenance
Shari Lambreton
Ext 212

Accounting/Escrows
Siby Johnson
Ext 214

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

2010 Board Meeting Schedule

The 2010 Board of Directors
Meeting Schedule is as
follows:

**October 14, 2010 (note
date change)**
December 2, 2010

Executive Session
Meeting Schedule is as
follows:

Beginning in August
Executive Session meetings
will be held on the second
and fourth Tuesdays of
every month for the purpose
of addressing third party
contracts primarily relating
to the upcoming construction
contracts, regular
Association contracts,
hearings and the prior
litigation. This Executive
Session schedule will
continue through the end of
this year.

Meetings

We encourage you to
attend the regular
Board meetings to be
kept informed of the
upcoming construction
repairs.

Construction Repair Update

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property will be a priority; however it will be each owner's responsibility to put their landscaping back into its original condition.

The Association will **not** be replacing plant material on the ground or on the wrought iron fencing. Updates on construction will also be noted on the Association's website at www.hasleyhillhoa.org.

Paint Color Update

Over this past year we have discussed the original color pallet used in the Hasley Hills community. We have been successful in obtaining the original colors from both KB and Richmond America Homes. However, the KB color pallet does not provide us with the specific color used on an individual home or address. We are attempting to obtain a more detailed list from KB so that when we receive inquiries from homeowners we will be better equipped to handle your inquiry. Also, the color numbers that we have on file have been modified by Sherwin Williams, while not significant; our numbers are not exactly the numbers that Sherwin Williams has on file. If you request our color charts, please note that you are responsible to verify the color number prior to purchasing the paint. In many cases, the manufacturers change their numbers and of course we have no way of knowing that changes have taken place.

With this said, on our tours we have noted that many of the garage doors and trim are in need of paint. If you would like to receive a copy of our color chart, please email Shari at slambreton@crowm-mgmt.com. She will be happy to forward a copy to you. If you would like to receive a copy by mail, please contact Shari at extension 212.

Please note: There is no parking permitted on the streets or in the driveways on the flood control roads as this blocks access for emergency and maintenance vehicles. Thanks for your cooperation.

Electronic Receipt of Association Documents

Over the last several years, many owners have provided email addresses to the Association so that Association documents can be sent via email instead of first class mailings. Because the Association has been required to mail certain documents by first class mail, the email method was not viable for most association documents.

However, California Civil Code has been modified and now it does allow owners to receive Association documents through email provided, however that a formal signed agreement has been submitted to the Association by the owner of record of the property.

The Board will review a proposed policy to implement what we call an "opt in" procedure and vote on implementation at their October 14, 2010 Board of Directors Meeting. Homeowners will receive a form later this year that outlines what documents will be sent by the Association via mail, what email address the association can use; with a note that indicates one email address per property address. This form will be sent in early December with a return envelope for you to use to return the form. Homeowners are permitted at any time to request hard copy documents upon written request.

Please note that Annual Meeting notices and ballots cannot be sent via email. Late notices, collection letters and violation notices will not be sent through email and will continue to be sent by first class and certified mail as required by law.

We are hopeful that this procedure can be implemented in early 2011. Look for this "opt in" form in early December. Again, you will receive this form in a separate mailing and with a return envelope. The form will also be placed on the Association's website at www.hasleyhillshoa.org.

Board of Directors

We know that next May seems to be far beyond this year, but spring will be here before you know it. As many of you know, we have been unable to meet our quorum requirements for the past three years. Most recently the only reason the Board members changed was because we had two members who resigned. We will continue to remind owners that this meeting is a requirement of our governing documents and we request that you take the time to vote when your ballot comes in the mail.