

HASLEY HILLS NEWSLETTER

March , 2005

Next Meeting

Please note the next open session meeting will be Thursday, April 7th, 2005, 7:00 pm. The meeting will be held at the Castaic Union School District office, located at 28131 Livingston Avenue, Valencia, CA. (directions are on the web site)

Website

Please check our Website for information!!! The Website address is <http://www.hasleyhillshoa.org>

Annual Election

The annual election for the open seats of the Board of Directors will be held in May, 2005. There will be 2 seats available. The term is a 2 year term. If you are interested in running for a BOD seat, please provide us with a brief personal history (2 paragraphs) of yourself and indicate why you would like to run for the board. Please forward this information to Ellen Ford at eford@lbprop.com, or fax to Ellen Ford c/o LB Property Management at 818-986-1214. This information will appear in the April newsletter. The April meeting will include an introduction of the candidates and a question and answer period of the candidates.

Please make sure you have read the CCR's, By-laws, and are familiar with the Davis-Sterling Act. If you do not have a copy of this information, you can contact Ellen Ford at LB Property Management at 818-986-1214 to purchase these documents.

The current BOD has many challenges. The KB lawsuit requires additional time. Be prepared for occasional weekend or evening meetings.

This is your opportunity to serve the community and begin working on all the changes you would like to see in our community. The Board of Directors does not receive compensation, or a reduction in HOA fees. The position is a volunteer position.

Annexation

A community meeting was held Monday, February 28, 2005, with Hasley Hills HOA, North Bluffs and Live Oak. We invited Cameron Smyth, Mayor of the City of Santa Clarita, Michael Murphy Intra-government affairs, and Kai Luoma, City Planner to discuss the benefits of Annexation and to explain the Annexation procedures. The information presented at the community meeting was received very well by those in attendance.

Our next step will be to reach out to homeowners within Hasley Hills, Live Oaks and North Bluffs to secure signatures to show our interest, which will invoke the next step for the City of Santa Clarita to do the feasibility study and ultimately prepare an annexation request to Los Angeles Formation Commission Organization. (LAFCO)

This meeting was preceded by an informal gathering at city hall to gather preliminary information on the annexation process.

The Board of Directors has appointed Mitch Green as the Annexation Chairperson and Brian Roney as the Assistant Chairperson. Mitch Green brings his knowledge as one of the founding members of the West Hollywood Annexation process. Brian Roney brings knowledge of governmental entities and is also a longtime Castaic resident and a former resident of the City of Santa Clarita.

Our Hasley Hills web site <http://www.hasleyhillshoa.org> provides additional information.

A special thank you goes to Kim White of Pinnacle Estate Properties, a Hasley Hills Resident and Neighborhood Watch Block Captain, for providing refreshments for the meeting.

Important Information to Sellers

As a reminder to any potential seller in Hasley Hills, it is the responsibility of the seller to disclose that the current HOA dues are \$139.00 per month. It is also the obligation of the seller to advise any potential buyer that the HOA has a lawsuit pending against the developer for budgetary issues including construction defect for the common areas. There is a class action lawsuit brought on by several homeowners against the developer for the miscalculation of dues.

Architectural Control Committee

Please note, your ACC approval is only approved if you have met and complied with all county requirements. Please check with the county for all code and permit requirements.

Please remember to submit your ACC plans prior to construction. The ACC Committee has 45 days to approve your plans.

Pets

Please keep tags on your pets. Some dogs are masters of escape, it would be helpful to include your address or phone number on the tag. Petsmart has personalized tags for a couple of dollars. Animal lovers will call you or walk your dog home if they are loose. Please pick up after your pets!!

A homeowner has written in to say the following, 1) Please let dog owners know not to leave their barking dogs outside, especially at 7:00 AM., on the weekends. The neighborhood should not have to be subjected to the noise. It is rude and inconsiderate and they resent being woken up every weekend. 2) Please tell dog owners not to put their dog's "droppings" into other people's trash cans. This homeowner indicated she does not have animals and does not want to have to clean up after yours. 3) If you are landscaping or having other work done on your home/yard, please have workers begin a little later on the weekends. There's nothing like waking up to a cement truck/jack hammer/other machinery at 7:00 AM on the weekend.

Parking

Boats, trailers, RVs, and commercial vehicles are "prohibited vehicles" that must be kept in fully enclosed garages, except while loading or unloading, for up to 24 hours of any week. Homeowner's cars shall be parked in garages and driveways. Repairs and restorations are only allowed in garages and cannot be performed as a business or create a nuisance.

Certain streets have more parking problems than others. Please be mindful of your neighbors. Please park in your driveway or garage whenever possible.

While loading, unloading and parking, please exercise courtesy to your neighbors.

Traffic

Please drive carefully and with caution through-out the community. Please remember the speed limit for a residential area is 25 mph.

KB Update

The Mediation Date has been rescheduled for 3-31-05.

A web-site is available for other KB developments in which homeowners have issues with KB. The web-site is <http://www.KBHomeSucks.com>

Mudslides

With the heavy rains we have encountered mudslides. Mud coming from the top of the natural area has come across irrigated land and in some

cases damaged homeowner property. In other areas, homes with lots at the top of the hillsides have sustained mudslides below. If you have any questions regarding the stability of your home, please contact the LA County Department of Public Works.

The county representative for the Debris Basins is Ron Edwards, 661-222-2948. The county representative for Street Trees and Streets is Scott Thompson at 661-222-2948. The county representative for the grading is Kevin Petrowski, 661-222-2940.

KB is responsible for cleaning out the Debris Basins. Ron Mertz is the KB Vice President of our area. The KB office phone number is 661-295-3623. His cellular phone number is 951-232-3935.

Management Company

LB Property Management Company is our management company. The address is 4730 Woodman Avenue, Sherman Oaks, CA. 91423. The phone number is 818-793-2044. The fax number is 818-986-1214. Ellen Ford is our representative. Her e-mail address is Ellen@LBProp.com. If Ellen is not available, please ask for Keila Miramontez, Ellen's assistant, at extension 221. Her e-mail address is Kmiramontez@lbprop.com. Cameron Geery for the Architectural Desk at extension 226. Her e-mail address is cgeery@lbprop.com.

When calling in or e-mailing a complaint or service request, please leave your name, address, lot number, a brief description of the your concern and phone numbers where you may be reached. This will assist the management company in processing the request.

It frustrates the management company not to be able to take care of a request, because of insufficient information.

Graffiti

If you have noticed any Graffiti, please contact LB Property Management and advise them. The footbridge over Hasley Canyon is not property we maintain, however, if you notice Graffiti on the bridge, please contact LB Property Management. Please do not attempt to clean/paint the areas yourself.

Note from the President

KB has agreed to subsidize the HOA for 3 months, beginning March 1, 2005. Therefore, your out-of-pocket expense will be \$87.00. Please note, KB is under no obligation to continue with this subsidy.