

## **HASLEY HILLS NEWSLETTER**

May-June, 2005

### **Next Meeting**

We did not have a quorum for our Annual Election meeting. The next meeting will be Thursday, June 2, 2005, at 6:45 p.m. The meeting will be held at the Castaic Union School District office, located at 28131 Livingston Avenue, Valencia, CA. Newly elected directors will be announced at that time.

### **Website**

**Please check our Website for information!!! The Website address is**

**<http://www.hasleyhillshoa.org>**

### **BEWARE - Snake Season**

**County of Los Angeles Department of Animal Care and Control  
661-257-3191**

### **SNAKE SIGHTINGS**

Avoid picking up snakes whether they are venomous or non-venomous! Most snakes will travel on if left alone. If unsure of the type of snake and it does not leave your property, call Animal Regulation for removal. Continue observing snake until arrival. Avoid killing snakes, especially California King Snakes and Gopher Snakes. They are an important part of our environment.

### **FIRST-AID FOR BITES**

(As recommended by the American Red Cross)

Move victim away to prevent more bites.

Do not attempt to capture or restrain the snake.

Wash the wound.

Quiet the victim to slow down blood circulation.

Transport to a medical facility A.S.A.P.

Henry Mayo Hospital 661-253-8156. Call the E.R. while transporting.

Do not use ice! Do not cut the wound! Do not use a tourniquet!

### **HIKER PROTECTION**

Never hike alone. A companion can render aid, help transport you, or go for help. Be careful where you place your hands and feet.

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661-257-3191**

### Vandalism

There has been an increase in the amount of theft and vandalism to the common areas surrounding Hasley Hills Homeowners Association.

For the safety of the homeowners and the protection of the underdeveloped plantings we ask that you please stay off the common areas. The slopes behind Thorne Court, Kessler, and Holmby are most vulnerable at this time.

'No Trespassing' signs have been posted in some areas so that trespassing can be enforced by the sheriff. Due to the high fire hazard and the abundant amount of snakes on the slope areas, **NO ONE SHOULD BE ON THE SLOPES EXCEPT THE MAINTENANCE CREWS AND THE INSPECTOR.**

It is very costly to repeatedly repair damage done by vandalism and theft in the slope/commons areas and if continued, could cause an increase in our homeowner association fees. It is everyone's responsibility to safeguard our community. If anyone sees an unauthorized person on the common area, please call the sheriff's department at 661-255-1121 and report them as trespassing.

### Pets

Homeowners are responsible to make sure their dogs stay within their fenced yard. If a dog can get his head through the wrought iron and bites a maintenance worker, this is the homeowner's liability. Snake fencing can be installed on the wrought iron to prevent dogs from having access to the crew.

Barking dogs: Any owner or custodian who allows a dog to bark continuously or for an extended period of time in a manner that annoys the neighbors and disturbs the peace and tranquility of the neighborhood may be guilty of allowing a public nuisance, punishable by a misdemeanor with a fine of up to \$1000 and/or six months in jail. (California Penal Code 373A and L.A. County Code Sec. 10.40.065). If you have a noise complaint, contact your local Department of Animal care and Control agency or submit an Animal Complaint Form.

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 also be aware that the common areas are not for dumping garbage, animal waste, or any other item you wish to dispose. **Please pick up after your pets!!**

### **New Development**

The county has just approved the continuation of Hayward Street. This roadwork is slated to begin within the next 6 months. There will be a development on the other side of the hills on the west side of our property. The main access will be Hasley Canyon with secondary access roads of Hayward and a road coming in from Hillcrest. There will be approximately 220 Residential Homes and a Golf Course.

### **Annexation**

The Castaic Annexation Support Team (CAST) recently met to develop further plans. We received approximately 400 signatures returned supporting the annexation and want to thank Kim White for her huge financial and time commitment to making the petition drive work. We need your help, anyone interested in assisting CAST, please e-mail Brian Roney – [scyroney@earthlink.net](mailto:scyroney@earthlink.net).

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

Those homeowners who have not signed the petitions will be receiving a second petition card for your review and signature. Please sign and return as soon as possible!

### **Thank You**

A special thank you goes to Kim White of Pinnacle Properties for providing refreshments for the Annexation Meeting. A special thank you goes to Kacey Thorps of Keller Williams for providing refreshments for the May HOA Meeting. A special thanks goes to Debbie and Dwight Hawkins of Realty Executives for providing refreshments at the May Annual Election Meeting.

A special thank you goes to Larry Totter for the creation of our website and continual updates. Larry volunteered his time, which has saved the HOA \$\$ and developed a great means of communication for the community. Thanks again, Larry!

### **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

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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.

### **Weeds**

Since we've had so much rain, the weeds will be coming. Please note it is the responsibility of each homeowner to maintain their yards.

### **Mosquitos**

If you would like to report standing water in the debris basins, and are concerned about West Nile Virus, please contact LA County Vector Control at 818-364-9589.

### **Committee Openings**

We presently have openings on the HCC Committee, ACC committee, Neighborhood Watch, Annexation and Finance Committees. Serving on a committee is a great way to get involved with your community, learn the role of the HOA, and make new friends.

If you are interested in serving on one of the committees, please contact Nancy O'Neil at Crown Management.

### **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. Homeowners' 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.

### **Purpose**

Keep in mind, the purpose of the Homeowners Association is to maintain property values and protect the aesthetics of the neighborhood.

### **Traffic**

We have had numerous complaints about Hasley Hills homeowners driving too fast in our community. We have had complaints of homeowners passing other vehicles on Cambridge and Gibraltar. We all need to exercise care, caution, and courtesy while driving in our community.

*Please remember the following traffic-residential areas:*

1. **Please remember the speed limit for a residential area is 25 mph.**
  2. Please remember to do a full stop at the stop signs.
  3. Please do not pass or flip a U-turn in the middle of the block.
  4. Please watch for children and pedestrians.
  5. Do not use your cellular phone while driving through the community.
  6. Please pay attention while you are driving in the neighborhood.
- Thank you for your consideration of others in the community.*

### **KB Update**

KB has agreed to provide a subsidy for the next quarter continuing until further notice or until negotiations have reached an impasse. Therefore, your HOA fee will continue to be \$139.00 per month, but your out-of-pocket expense will be \$87.00.

Our first Mediation was held March 31, 2005. By now, you have received the update. You will be advised of the future mediation dates.

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

### **Management Company**

***Effective 4-1-05, we have a new management company***

Crown Management Services is our new management company. The mailing address is P O Box 55099, Valencia, CA 91384. The street address is 27202 Turnberry Lane, Suite 210, Valencia, CA 91355. The phone number is 661-799-1135. The fax number is 661-799-1142. Nancy O'Neil is our representative. Her extension is 210. Her e-mail address is [Noneil@crowm-mgmt.com](mailto:Noneil@crowm-mgmt.com). If Nancy is not available, please ask for Vicki Olson, Nancy's assistant, at extension 211. Her e-mail address is [volson@crowm-mgmt.com](mailto:volson@crowm-mgmt.com).

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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.

### **News Flash!!**

Hasley Hills Homeowners Angel and Josephine Medina are very proud parents. Their son Christian, an 8<sup>th</sup> Grade Student at Castaic Middle School, has won the National Spelling Bee for the 7<sup>th</sup> and 8<sup>th</sup> Grade Division. Christian will be competing against 273 other finalists from around the country in Washington DC. The Spelling Bee is sponsored by Scripps-Howard. The Spelling Bee Finals will be on ESPN, June 2<sup>nd</sup>. This is also a first for Castaic Middle School! Congratulations!! **Christian Medina**, Good Luck with your competition. Hasley Hills is very proud of you!

A second Hasley Hills Resident, **Top Nguyen**, has won her division as a finalist for Teacher of the Year at Bridgeport Elementary. Top received a cash award of \$10,000. Bridgeport Elementary received \$5000, and Top will compete in Orlando, for the "Teacher of the Year". What an honor!!

### **Davis Stirling Act**

The HOA is governed by the CC&Rs, By-Laws, Case Law, and the Davis Stirling Act. If you would like more information on the Davis Stirling Act, please check out the website at [www.Davis-Stirling.com](http://www.Davis-Stirling.com)

### **Additional Property**

Many homeowners have inquired if there is a possibility that they purchase a piece of land that is adjacent to their home. The HOA cannot sell this property to you without a vote of the community per the CC&Rs. The vote would require a 67% vote of the entire community. It would be the responsibility of the homeowner making the request to secure the necessary signatures.

Additionally, KB made promises to homeowners about land usage. The land belongs to the HOA, and once our lawsuit has been resolved and if funds are available, the sites may be areas selected as a common area for community use.