

HASLEY HILLS HOMEOWNERS ASSOCIATION NEWSLETTER NOVEMBER/DECEMBER 2006

Board of Directors

Larry Totter

President

Jim DeMatte

Vice President

Roger Ludwig

Treasurer

Bob Throckmorton

Secretary

Michelle Griffin

Director

Annual Budget Mailing

California Civil Code requires that community Associations provide each member of the Association with a copy of the annual budget 30 days before the fiscal year ends. In addition, the Hasley Hills Homeowners Association normally mails the current rules and regulations that are in place with the budget. However, because the Board is considering several rule changes, the rules and regulations will be mailed to each and every homeowner after the Board discusses the several potential changes. If the rules are changed, you will receive a copy of the new rules and regulations and they will become effective 30 days from receipt of the mailing.

December Meeting

Dave Pearce, the Association's legal counsel will be attending the December Board of Directors Meeting to update the Board and the homeowners on the status of the litigation with KB Homes. We have received many inquiries on this topic and we are encouraging those owners who wish to receive the information to attend this very important meeting. The meeting will be called to order at 7:00 PM and we look forward to seeing you there. Again, the meetings are held at the Castaic Union School District, 28131 Livingston Avenue, Valencia CA 91355

Election Rules

Effective in July of this year, California Civil Code changed the way Annual Meetings are held and the election of Directors. In early January you will receive a copy of the new voting procedure that will be approved by the Board in February or March of 2007. Please review it carefully. The new election procedure is very costly and if we can hold one election and not continue the meeting because of a lack of a quorum, the Association can save a substantial amount of money. Please remember that additional mailings cost the Association, and the Association is you and your neighbors.

Holiday Decorating Contest

Decorate the Exterior of your Home for the Holidays and the 3 Most Festive homes will win a prize of \$100 for first and \$50.00 for second and third. Judging will take place on December 21st. Good Luck to all!

Crown Management
27202 Turnberry Lane
Suite 210
Valencia, CA 91355

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

Association Manager
Nancy O'Neil
Ext 210

Assistant Manager
Ashleigh Hampton
Ext 225

Landscape & CC&Rs
Ashleigh Hampton
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.

Proposed Rule Change

The proposed rule change is being considered by the Board of Directors and will be discussed and voted on at the January Board of Directors Meeting.

Wrought Iron Fences

Back yard wrought iron fences are not allowed to be painted or altered and must remain black.

Front yard wrought iron fences and gates may be repainted one of the allowed colors if you meet all of the following conditions:

- Fences running perpendicular to the side of the house, and that terminate with a block wall on one side and the house on the other; and if done to both sides of the property, left and right of house.
- Fences maybe upgraded to a custom design.
- The new color must be coordinated with the overall front yard landscaping and hardscaping scheme.
- Paint chips must be presented to the architectural committee with the application for approval.
- Final approval of architectural committee must be received before the project begins.

The following shades of dark brown are permitted; Dunn Edwards DEA 157, Cellar Brown; DEA 159, Rich Mocha, DEC 712, Briar, DE6070 Chocolate Chunk.

2006/2007 Board Meeting Schedule

Thursday, December 7th

Thursday, January 4th

Thursday, February 1st

Thursday, March 1st

Thursday, April 5th

Thursday, June 7th.

Thursday, July 5, 2007

The Annual Meeting is tentatively scheduled for
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. The Board meets in Executive Session for the purpose of discussing litigation, third party contracts and personnel as necessary. These meetings are also posted on the Association's website:

www.hasleyhillshoa.org

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

Portable Basketball Units

This topic continues to be discussed at Board meetings and the Board of Directors is considering a change to this rule.

Presently, the current rules and regulations require that portable backboards be placed off of the street and sidewalk areas. If the Board approves a change to this regulation, most likely there will be no regulation that specifies the location of the unit. This topic will also be addressed in January.

ARCHITECTURAL COMMITTEE APPROVAL

Please remember to obtain **architectural committee approval** for any change you make to your property, including screen doors; patio covers, landscaping projects, etc.

If you see vandals, please call the Sheriff's Department at 661-255-2212 with the suspect(s) and or vehicle description, including license plate number, if possible.