

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.com and www.NorthridgeHeights.org)

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, April 21st, at Ed Parada's home located at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm.

New Board Policy on Delinquencies and NHC Privileges

The amenities of our community benefit all NHC homeowners and our bylaws state that all NHC homeowners will share the cost to maintain and run our association via our monthly dues. Unfortunately, the board has recently been forced to take a more aggressive response collecting from a small group of homeowners failing to meet their financial obligations to the community. These few homeowners have become seriously delinquent and they are subject to legal action. In addition, they will lose their privilege of entering the community through the homeowner's RFID entry gates at the front and rear of the community. This means that they may enter the community only via the visitors' lane at the guardhouse. Those with seriously delinquencies should bring their balances up to date or expect to be notified by mail that these sanctions will be imposed.

Homeowners and the Visitors' Lane

The board of directors, at the urging of the security committee, has decided to clarify and reinforce the procedures relating to homeowners accessing the community via the visitors' lane. Beginning this month, Ace security will be asking homeowners entering the community through the visitors' lane for photo identification instead of asking for the resident's security code. This measure is designed to improve the security of our community. Your cooperation is greatly appreciated.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: Issues relating to the revitalization of the front entrance and the refurbishing and reparation of the pool areas continue to be a main focus at the board meetings. Now that the contractors for the pool re-plastering and the re-painting of the guardhouse and pool houses have been selected, the only issues pending in this matter relate to the determining the color of paint and the color of the water line tiles. Residents should see work begin during the month of March. Also mentioned at the meeting was the lighting repairs at the front of the community and the project relating to the removal of unnecessary entrance signs. Work to repair the faulty gas line at the old pool will begin immediately and the solicitation of bids for the re-slurry of all asphalt in the entire community will also begin immediately. Updates on these projects will be made available via email alerts.

Security Corner

The security committee would like to let residents know that contractors allowed into the community are not allowed to leave business cards or flyers on doorsteps or in mailboxes. This is against community rules and placing items in mailboxes is actually against the law. Be responsible for the contractors you let into the community and make sure they obey these rules and traffic rules as well.

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. President Ed Parada. Comments can be sent to Ed@SanFernandoValleyHomes.us or call 368-0707.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-John Phillips

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.com

and

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

matkinson@rossmorganco.com

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
Guardhouse	(818) 831-8350
LAPD	(818) 832-0633
Police/Non-Emergency	(877) 275-5273
Fire Station	(818) 756-9728
City Hall	(818) 756-8121
Utilities/DWP	(800) 827-5397
The Gas Company	(800) 427-2200
Street Light Replacement	(800) 342-5397
Household Hazardous Waste	(800) 988-6942
Animal Control	(888) 452-7381
Graffiti Hotline	(800) 611-2489
Shopping Cart Pick Up	(800) 252-4613
West Valley Animal Shelter	(888) 452-7381, prompt 1-4-6
To Report Fires	911 or (818) 785-2151
To Request Ambulance	911 or (818) 785-2151
Brush Clearance Unit	(818) 374-1111
Fire Prevention Office	(818) 374-1111
Ross Morgan & Co. Office	(818) 363-0399
Ross Morgan & Co. Fax	(818) 363-4477
Michelle Atkinson	matkinson@rossmorganco.com

Recent Home Sales

(Data source: Southland Regional Association of Realtors 03/10/09. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.NorthridgeHeights.com or www.NorthridgeHeights.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Coorsgold Ln	4	- 3.00	- 2365	- \$699,000	-----	
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$649,900	-----	
Active	- Sierra Meadows	5	- 3.00	- 2712	- \$749,000	-----	
Active	- Mariposa Bay	4	- 4.00	- 3006	- \$765,000	-----	
In Escrow	- Mariposa Bay	4	- 3.00	- 2814	- \$680,000	-----	
In Escrow	- Ahwanee Ln.	5	- 3.00	- 2427	- \$619,777	-----	
Sold	- Mid Pines Lane	4	- 3.00	- 2688	- \$680,000	- \$650,000	- 02/25/09
Sold	- Ahwanee Lane	-- 3	- 3.00	- 2100	- \$599,000	- \$605,000	- 02/19/09
Sold	- Buckeye Meadow	4	- 4.00	- 2844	- \$660,000	- \$518,200	- 02/19/09
Sold	- Yosemite Circle	4	- 3.00	- 2677	- \$739,000	- \$715,000	- 01/22/09

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed. Visit the community web site for additional information at www.TheHeightsAtPorterRanch.com or www.TheHeightsAtPorterRanch.org.)*

California median home price - January 2009 (Data not available from C.A.R. as of date of this newsletter)

Los Angeles median home price - January 2009 (Data not available from C.A.R. as of date of this newsletter)

Links to the California Association of Realtors website and web articles on real estate are available at:

www.SanFernandoValleyHomes.us

*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.