



**April 2010**

*This newsletter is also available on-line at  
[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)  
and via email alerts from  
[TheHeightsAtPorterRanch@gmail.com](mailto:TheHeightsAtPorterRanch@gmail.com)*

**Next H.O.A. Meeting**

The next meeting of the Northridge Heights H.O.A. will be the 3rd Thursday of the month, April 15th, at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm. Hope to see you there.

**ATTENTION: ALL HOMEOWNERS WITH SERIOUSLY DELINQUENT ACCOUNTS!**

**In December, legal counsel for the association advised the board of directors on procedures relating to foreclosing on seriously delinquent accounts. All homeowners with NHCA issued liens, or notice of defaults should be aware that the Northridge Heights Community Association has thus adopted a new policy on delinquent accounts. Any homeowner who has not paid their dues to acceptable levels or who has not made payment plans with the NHCA may lose their home to foreclosure! Contact the legal firm assigned to your lien, notice of default, or foreclosure, and also contact the community property manager, to discuss possible payment plans. If action on your part does not begin IMMEDIATELY, NHCA will foreclose on your home. You will be evicted and you will lose your home SOON!**

**Board of Directors Meeting**

Brief Summary of recent Board Meeting-General Session: The last session paid special attention to the delinquency issue that has affected the cash flow of the HOA. The decision to foreclose on homeowners who are seriously delinquent was not taken lightly and it is hoped that the action of the board will minimize bad debt write-offs as well as discourage other homeowners from shirking their financial responsibilities to the community. The board also discussed suspending street parking privileges to some residents and discussed revoking the RFID stickers of residents who are seriously delinquent. A hearing will be held for those residents and they will be greatly inconvenienced if they do not pay their dues or make payment plans with the community to do so. Other issues discussed related to letters to residents asking them to repaint their home or their trim for failure to comply with the new color scheme. If you are one of those residents, please contact the architectural chair for info on this issue.

**Clean Up after Your Pet, Please**

Over the years many residents have complained about pet owners not cleaning up after their pets. Some pet owners do clean up, but then throw the feces filled plastic bags into the gutters and flower beds that line the streets and sidewalks. Please be mindful that not only is this problem unsightly, it is also unsanitary. Thank you for your cooperation.

*The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to [Ed@SanFernandoValleyHomes.us](mailto:Ed@SanFernandoValleyHomes.us) or call (818) 414-9977.*

**Board of Directors**

**President**-Ed Parada

**Vice President**-Dan McCombs

**Treasurer**-Wyatt Underwood

**Secretary**-Pete Heidenfelder

**Member**-Dave Friedman

**Management Company**

Ross Morgan & Company

Audrey Herman

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[aherman@rossmorganco.com](mailto:aherman@rossmorganco.com)



**Clean up after your pet; Ed does!**

## Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850	Animal Control	(888) 452-7381
Guardhouse	(818) 831-8350	Graffiti Hotline	(800) 611-2489
LAPD	(818) 832-0633	Shopping Cart Pick Up	(800) 252-4613
Police/Non-Emergency	(877) 275-5273	West Valley Animal Shelter	(888) 452-7381
Fire Station	(818) 756-9728	To Report Fires	(818) 785-2151
City Hall	(818) 756-8121	Request Ambulance	(818) 785-2151
Utilities/DWP	(800) 827-5397	Brush Clearance Unit	(818) 374-1111
The Gas Company	(800) 427-2200	Fire Prevention Office	(818) 374-1111
Street Light Replacement	(800) 342-5397	Ross Morgan & Co. Office	(818) 907-6622
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 907-0749

## Recent Home Sales

(Data source: Southland Regional Association of Realtors 03/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.NorthridgeHeights.com](http://www.NorthridgeHeights.com) or [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org).)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Mariposa Creek	3	- 3.00	- 2118	- \$579,999	-----	
Active	- Coorsgold Lane	5	- 3.00	- 2365	- \$699,000	-----	
Sold ---	Bear Valley Ln	3	- 3.00	- 2118	- \$619,950	- \$620,000	- 12/30/09
Sold ---	Mariposa Creek	3	- 4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	- \$605,000	- 10/01/09
Sold ---	Madera Bay Ln	3	- 3.00	- 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2087	- \$609,000	- \$590,000	- 08/06/09

## Recent Home Rentals

(Data source: Southland Regional Association of Realtors 03/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.NorthridgeHeights.com](http://www.NorthridgeHeights.com) or [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org).)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	-----	
Active	- Mariposa Bay	5	- 4.00	- 3443	- \$3,695	-----	
Active	- Yosemite Circle	3	- 3.00	- 2405	- \$2,790	- \$2,790	- 12/09/09
Rented	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	- \$2,950	- 10/10/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,150	- \$2,950	- 10/02/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$2,950	- 08/19/09

## Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)

California median home price - January 2010 \$287,440 (Down 6.3% from December 2009)  
Los Angeles median home price - January 2010 \$332,270 (Down 6.0% from December 2009)

Links to the California Association of Realtors website available at:

[www.SanFernandoValleyHomes.us](http://www.SanFernandoValleyHomes.us)

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*

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