



April 2011

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via periodic email alerts from TheHeightsAtPorterRanch@gmail.com And from BoardOfDirectors@TheHeightsAtPorterRanch.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 19th, 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.

DBA or “Doing Business As” Filed for “The Heights”

In January of this year the board filed documents with the county clerk to allow Northridge Heights Community Association to do business as The Heights at Porter Ranch. Although the moniker at the front of the community already says, “The Heights at Porter Ranch” and although we use this title in our web site domain name and newsletter, it was not until recently that we owned the right to use this name. In the future, the community should be referred to as “The Heights” and not “NHCA.”

Pool Decking Scheduled to Be Redone Soon

Although the initial pool decking project was completed only about two years ago, the decking material has become damaged by weather and by abuse. The board of directors is currently selecting dates to have warranty work done on the surface and is also considering the possibility of changing the color of the decking to help hide dirt and stains. Your cooperation and patience with the project is appreciated and please help keep the surface in top shape by not allowing anyone to pick or peel the material, especially at the edges of the pool.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The board met in February and discussed various projects planned for the community. The completion of the rock façade project at the High Mountain and Oak Hill gates will be complete by the time of this publication. Also scheduled for completion is the painting of the wrought iron gates at High Mountain and Oak Hill. The next project scheduled is the pool decking and then the re-slurry of the main entrance through Yosemite planned for august. This street was targeted for this work due to rapidly forming cracks that the board wants to address in order to avoid more costly repairs in the near future.

Traffic Patrols Have Begun Again

A few years ago the board of directors experimented with the idea of a budget for traffic patrols. The board was pleased with the success the patrol and ticketing program has brought to our streets and has decided to continue funding the program. Please note that as of March 1st traffic patrols resumed and please note that Ace Security has the permission of the board to use video cameras to evidence stop sign and other violations. **PLEASE ALSO NOTE THAT THERE WILL BE NO LIENENCY FOR STOP SIGN VIOLATORS! VIOLATORS WILL RECEIVE FINES AND REPEAT VIOLATORS WILL RECEIVE INCREASED FINES ACCORDING TO PUBLISHED GUIDELINES OUTLINED IN OUR RULES AND REGS. HOMEOWNERS ARE RESPONSIBLE FOR ALL FINES LEVIED AGAINST THEIR GUESTS, THEIR TENANTS AND THEIR TENANTS’ GUESTS!!!!!!**

Board of Directors
President-Pete Heidenfelder
Vice President-Dan McCombs
Treasurer-Ed Parada
Secretary-Dave Friedman
Member-Larry Nicholas

Management Company
Fidelity Management Service Inc.
9310 Topanga Canyon Blvd. 220A
Chatsworth CA 91311

PropertyManager
@TheHeightsAtPorterRanch.org
Phone - (818) 407-6630
Fax - (818) 407-6631

Security Company
Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311
Mike Goodwin
AceSecurity
@TheHeightsAtPorterRanch.org



Ace Security Patrolling Intersections

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	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

Recent Home Sales

(Data source: Southland Regional Association of Realtors 03/01/11. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Coorsgold Lane 3	3	3.00	- 2118	- \$469,900	-----	
Active	- Coorsgold Lane 3	3	3.00	- 2118	- \$599,000	-----	
Active	- Coorsgold Lane 4	3	3.00	- 2282	- \$599,000	-----	
Active	- Coorsgold Lane 5	3	3.00	- 2365	- \$379,900	-----	
Active	- Mariposa Creek 4	4	4.00	- 2844	- \$600,000	-----	
Active	- Mid Pines Lane 5	3	3.00	- 2825	- \$679,900	-----	

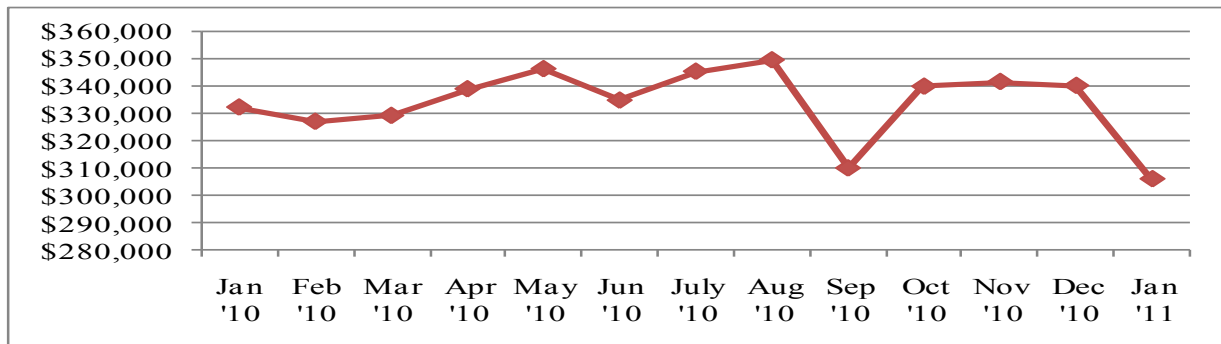
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 03/01/11. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Rented	- Ahwanee Lane 4	3	3.00	- 2688	- \$3,095	- \$3,000	- 02/01/11
Rented	- Sierra Meadows 5	3	3.00	- 2358	- \$3,200	- \$3,200	- 11/20/10
Rented	- Yosemite Circle 5	3	3.00	- 2405	- \$2,795	- \$2,750	- 11/09/10
Rented	- Buckeye Mead. 4	3	3.00	- 3214	- \$3,300	- \$3,200	- 11/01/10
Rented	- Ahwanee Lane 5	3	3.00	- 2405	- \$3,095	- \$3,000	- 09/07/10
Rented	- Ahwanee Lane 3	3	3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10

Los Angeles Median Home Price - January 2010 to January 2011

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



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** available at: www.SanFernandoValleyHomes.us

The Real Estate section of this newsletter is updated by your neighbor Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area available at Ed@SanFernandoValleyHomes.us.