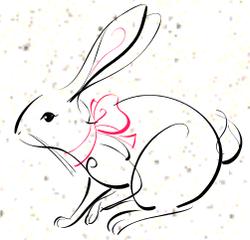


Northridge Heights Community Association



April 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, April 17, 2007 at 7:00 p.m. in room 12 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Irrigation Issues

Due to the fact that irrigating our common areas cost the community more than \$150,000 during the 2006 calendar year, the conservation of water is, and has been, one of the basic goals of the board of directors. Since 2005, Water2Save has been contracted to help save the community water and money. The irrigation system recommended by the water conservation company has saved NHC thousands of dollars since its implementation. It uses two-way cellular data communication and is capable of automatically changing the irrigation routine set by the maintenance company. This means that settings can change when it rains, so if you feel that common areas are not being watered adequately, please consider the above information, but if you feel that areas are being over watered or if you observe pipe damage, please report it to our friendly management company.

Our Community Web Site



Did you know that Northridge Heights has a web site? That's right! The purpose of the web site is to provide residents with information on the community like board minutes, community forms and even back issues of NHCA newsletters. It also features video, photos as well as useful facts on numerous issues that concern our residents. Visit www.NorthridgeHeights.com or www.NorthridgeHeights.org and put it on your favorites list or make it your home page today!

Trash Cans

It has come to the attention of the management company that many residents are using their green trash bins contrary to the policy of the local sanitation department. The green bins should be placed on the curbs only when full or almost full. Please keep this in mind and save your self the mad dash for the curb the next time you hear the sanitation truck rolling down your street early in the morning. Also, it has been suggested that the tops of the black bins be taped down to avoid spreading trash during wind storms. This may be useful as long as the tape does not prevent the bin from being emptied. Finally, you should always bag your trash and remember that bagging your recyclables is highly recommended.

Security Corner

Members of the security committee would like to remind residents of the importance of locking your vehicles at night. In recent months several burglaries have taken place in our community, mostly affecting unlocked cars and trucks.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Mark McClure

Community Web Site

www.NorthridgeHeights.com

and

www.NorthridgeHeights.org

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

matkinson@rossmorganco.com

After hours emergencies:

(818) 907-6622 ext. 811

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. Comments can be sent to Ed@ParadaRealEstate.com or call 368-0707 or fax 368-0703.

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 567-1279
Ace Security Fax	(818) 567-1302
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

Recent Home Sales

(Data source: Southland Regional Association of Realtors. 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	- Madera Bay Lane	3	- 3.00	- 2118	- \$799,990		
Active	- Mariposa Creek	4	- 2.75	- 2118	- \$849,500		
Active	- Mariposa Bay Ln	4	- 2.75	- 2282	- \$859,000		
Active	- Yosemite Circle	5	- 2.75	- 2378	- \$859,000		
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$888,000		
Active	- Mariposa Pines	4	- 3.50	- 2952	- \$965,000		
Active	- Coorsgold Lane	5	- 3.00	- 2717	- \$969,000		
Active	- Sierra Meadows	5	- 3.00	- 2717	- \$995,000		
Sold	- Oakhurst Street	5	- 3.00	- 2365	- \$899,000	- \$850,000	- 12/31/06
Sold	- Buckeye Meadow	4	- 3.00	- 3214	- \$999,000	- \$930,000	- 11/16/06
Sold	- Mariposa Creek	3	- 2.50	- 2118	- \$789,000	- \$785,000	- 11/11/06
Sold	- Mariposa Creek	4	- 3.00	- 3168	- \$1,079,000	- \$1,000,000	- 10/02/06

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.NorthridgeHeights.com or www.NorthridgeHeights.org.)*

California median home price - January 2007 \$559,640 (Up 1.9% from January 2006)
Los Angeles median home price - January 2007 \$586,980 (Up 4.7% from January 2006)

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. Secretary [Ed Parada](#). He is a Realtor, e-PRO, and licensed real estate broker.