

Northridge Heights Community Association



April 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, April 15, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Common Area Maintenance and Improvements

Last year a significant amount of money was spent to maintain the common areas and make improvements in the park and pool areas. This included snake fencing at the old pool area, repairing the wrought iron fencing around the pools, upgrading gates, repainting the parking lot light posts, and repainting park benches to name a few. If you observe damage or needed repairs to any common areas, please contact Michelle Atkinson at our dedicated property management company. (Her contact info can be found below.) Issues of highest concern are those that relate to safety or waste. Your cooperation is critical to the safety and enjoyment of our community.

Porter Ranch Neighborhood Council

The goal of the Porter Ranch Neighborhood Council is to provide a forum for public discussion of issues and to support improvement projects in the Porter Ranch area. The issues addressed in this council range from the distribution of reusable shopping bags to discussions on how to use public funds. Also, you can join their "Go-Green" committee or their "Beautification" committee that organizes lot cleaning behind Whole Foods or sidewalk clean up. If you are interested in participating in this vital organization, visit their web site at www.PRNC.org for additional info.

Web Site, Email, and Tech News



Brief Summary of February's Board Meeting-General Session:

The shared patrol car project was approved for a trial period of 6 months. Ace Security will patrol NHC and Sorrento daily for about 4 hours. Emphasis will be to discourage traffic violations and promote safe driving within the community. The patrol car will be parked in NHC when not in use. (Visit the web site's homepage for complete summary.)

Security Corner

At recent board meetings, the representatives of The Heights and of Sorrento decided to increase Ace Security's traffic patrols in our associations. This added security is a direct response to many residents' requests for this type of service and is also a direct response to numerous failed attempts by the two boards to educate residents about driving more slowly and respecting the traffic laws of our gated communities. Starting immediately, Ace Security has been authorized to increase the number of daily patrols to address the issues of speeding, unsafe driving, and other matters as well. The shared patrol car is NOT allowed to pull over vehicles, but is equipped with a video camera and these images can be used at hearings as evidence, so please drive safely or be prepared to pay traffic fines between \$100 to \$300!

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

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@SanFernandoValleyHomes.us 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 03/01/08. 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	- Yosemite Circle	3	- 3.00	- 2100	- \$699,999		
Active	- Mariposa Creek	3	- 3.00	- 2118	- \$710,000		
Active	- Madera Bay Lane	3	- 3.00	- 2118	- \$775,000		
Active	- Mariposa Creek	5	- 3.00	- 2655	- \$749,900		
Active	- Yosemite Circle	4	- 3.00	- 2677	- \$829,000		
Active	- Yosemite Circle	5	- 3.00	- 2712	- \$720,000		
Active	- Mariposa Bay Ln.	5	- 3.00	- 2712	- \$769,777		
Sold	- Mariposa Bay	5	- 3.00	- 2712	- \$789,900	- \$765,000	- 12/18/07
Sold	- Mariposa Creek	3	- 3.00	- 2118	- \$729,950	- \$740,000	- 09/30/07
Sold	- Mariposa Bay	5	- 3.00	- 2712	- \$890,000	- \$895,000	- 09/06/07
Sold	- Mariposa Creek	4	- 3.50	- 2770	- \$849,000	- \$835,000	- 08/27/07
Sold	- Ahwanee Lane	3	- 3.00	- 2057	- \$774,000	- \$750,000	- 08/17/07

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 2008 \$430,370 (Down 21.9% from January 2007)
Los Angeles median home price - January 2008 \$469,420 (Down 18.4% from January 2007)

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 in the Porter Ranch area.