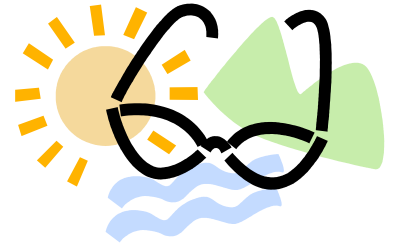


Northridge Heights Community Association



August 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, August 21, 2007 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

RFID Sticker Distribution Scheduled for August

Now that the RFID system has been acquired and installed, it is being tested by select residents and the implementation phase of this endeavor is being planned for Saturdays and Sundays, beginning the second weekend of August through the last weekend of the month. On these dates, residents should bring their vehicles to the community park between the hours of 8:00 a.m. and 6:00 p.m. so that RFID decals can be assigned and applied to their vehicles. Processing each vehicle should take no more than 5-10 minutes, but the wait time will be determined by how many residents decide to participate at any given moment. Even though the old keypad system will continue to run side by side with the new system for a period of time, residents are urged to obtain their stickers without delay as stickers issued outside the initial implementation period may result in additional costs. Your patience and cooperation during the conversion are greatly appreciated.

Real Estate Data and Links Available on the Web Site



Reports on real estate activity have been popular in newspapers over the last few years and it is for this reason that the board of directors has requested that data on homes for sale and for rent in our community be posted on our web site. The sharing of this information was also intended to help homeowners understand the market in our community, and recently additional data on real estate trends has been added for a more complete understanding of local and state-wide market trends. For more, visit our web site or the Calif. Assoc. of Realtors site at www.car.org!

Parking Motor Homes and Boats on Community Streets

Vacation and boating season is now upon us and residents are reminded that even though parking motor homes and boats on community streets is permitted for short periods of time, these types of vehicles will be ticketed and or towed if they are parked for more than 24 hours. The Rules and Regulations state respectively, "Motor homes, trailers, boats...shall not be parked for more than 24 hours on the community streets" and "parking violations of the Rules and Regulations may result in towing after the first written notice." Please note that the towing of vehicles shall be conducted in accordance with Vehicle Code § 22658.2.

Security Corner

Are you planning on leaving the community this month for a well deserved vacation? If so, you might want to contact security to have the patrol car keep an extra eye out for any unwanted activity around your home while you are away. For details on this courtesy service, contact Sgt. Mike Goodwin at the guard shack.

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.

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

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	Ahwanee Lane	3	3.00	2057	\$774,000		
Active	Mid Pines Lane	4	3.00	2087	\$845,000		
Active	Mariposa Creek	3	3.00	2118	\$749,950		
Active	Bear Valley Lane	3	3.00	2282	\$799,950		
Active	Mariposa Creek	4	3.50	2770	\$879,000		
Active	Mariposa Pines	4	3.00	3168	\$999,900		
Sold	Owl Creek Way	4	3.00	2282	\$849,711	\$825,000	06/06/07
Sold	Madera Bay Lane	3	3.00	2118	\$799,900	\$795,000	05/22/07
Sold	Mariposa Pines Ln.	4	3.50	2952	\$965,000	\$955,000	05/01/07
Sold	Yosemite Circle	5	2.75	2378	\$859,000	\$840,000	04/30/07
Sold	Ahwanee Lane	4	3.00	2688	\$888,000	\$860,000	04/11/07
Sold	Coorsgold Lane	5	3.00	2717	\$969,950	\$940,000	04/09/07

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 - May 2007 \$591,180 (Up 4.8% from May 2006)
Los Angeles median home price-May 2007 \$580,040 (Up 2.0% from May 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.