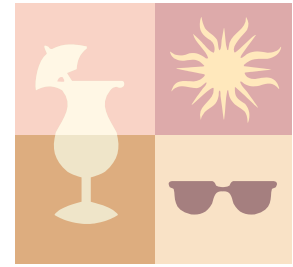


Northridge Heights Community Association



August 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, August 19, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Snake Report

In April of this year our pest control company discovered a live rattlesnake next to the tennis courts at the entrance to the community park. The snake was eliminated and a photo of the rattler was placed at the entrances of the community and on the community web site on the "Wild Animals" page. Since the latest snake incident, the community authorized additional installation of snake fencing material near the community parking lot, and along one side of the basketball court. Despite the efforts of the community, it is imperative that residents be vigilant about this danger and understand that due to our proximity to the State Preserve called Limekiln Canyon it is difficult for NHCA to eliminate this hazard outright. Please be careful.

Bulletin Board at New Pool

Last year the community acquired and posted a bulletin board at the new pool house. The purpose of the bulletin board is to allow the association to post information for residents, but it can also be used by residents to post information for other residents. If you would like to post business cards of vendors you have been satisfied with, contact our post commander. Residents in our community have requested referrals for house cleaners, painters and window cleaners and the board is a great way to share this data. Space on our community web site is also available for this purpose, but remember that neither the Board of Directors, the Association, nor the Management Company endorse the services of any of those listed and that the Association relinquishes any and all responsibility for actions involving parties and agreements they make as a result of any of the listings on the board or on the web.

Web Site, Email, and Tech News



Summary of June's Board Meeting: Ed Parada introduced the use of the cyber board packet to the board of directors. This electronic media is used to access community reports, documents and spreadsheets from a central database. The Snake fencing project was discussed and the board voted to support the project that minimizes, but does not eliminate, the threat of rattlesnakes in our common grounds. Repainting the pool wrought iron fencing and the pool light posts was discussed and approved.

Security Corner

The security committee and Ace Security would like residents to know that the community's new power outage policy, which takes place immediately, mandates that only the main gate will be used for entry and exit when power fails. Please keep this in mind when entering and exiting the community on such occasions.

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.

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

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 07/01/08. 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	5	- 3.00	- 2378	- \$699,000		
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$899,000		
Active	- Yosemite Circle	5	- 3.00	- 2712	- \$680,000		
Active	- Mariposa Creek	5	- 4.00	- 2770	- \$860,000		
Sold	- Mariposa Bay Ln	5	- 3.00	- 2712	- \$729,000	- \$700,000	- 06/09/08
Sold	- Mariposa Creek	5	- 3.00	- 2655	- \$699,900	- \$660,000	- 06/09/08
Sold	- Mariposa Creek	3	- 3.00	- 2118	- \$685,000	- \$640,000	- 05/23/08
Sold	- Buckeye Meadow	5	- 3.00	- 3169	- \$749,900	- \$730,000	- 05/20/08

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 2008 \$384,840 (Down 35.3% from May 2007)
Los Angeles median home price - May 2008 \$422,160 (Down 29.2% from May 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.