

# The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org) and [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org))

## Next H.O.A. Meeting

The next Annual meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, August 18, at the community park. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm. Hope to see you there.

## Please Help Keep the Pool Areas Clean

Last summer many residents complained about the bathrooms being poorly maintained in the pool areas. Now that the pools have been remodeled, they are even more attractive than before and seem to be drawing even more visitors. It is for this reason that the maintenance company has been contracted to stock and clean the bathrooms 3 times a week during this time of year, but residents continue to complain about the bathrooms being poorly maintained. The maintenance company has been notified about this problem, but you can help by not allowing individuals to vandalize the bathrooms or cleaning out the soap dispensers for the purpose of creating bubble bath effects in the spa areas. Please supervise your children, guests and report any incidents of improper use of the facilities to security. Please help keep our pool areas clean.

## Lost Dogs on Community Web Site

Over the years, owners of dogs lost and dogs found have used community light posts to help reunite pets and their owners. The Board of Directors would like to discourage residents from this practice as it is unsightly and the flyers are often left on the posts long after pets have been located. The community web site should be used for this purpose. Email web master Ed Parada at [NorthridgeHeights@verizon.net](mailto:NorthridgeHeights@verizon.net) to have photos and info posted on the Community Bulletin Board page. Response times vary, but photos and information can usually be posted and available within 24 hours.

## Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: Slurry project dates and other details were discussed at this board meeting. A letter to residents and maps were discussed and are to be distributed by mail, email and door to door before the project commences in early August. Improved communication between residents and management was reviewed and documentation of this improvement was noted. The DWP water use restrictions were discussed and comments were made about discontinuing NHC's contract with a water saving company, but additional info on this topic is needed before deciding to continue or cancel the service. See web site for minutes.

## Security Corner

The on-going problem of suspicious activity in the recreation areas has been an issue of great concern for the members of the Security Community and for this reason your cooperation is needed. If you see activity that is not permitted in these areas, please note license plates and brief descriptions of the individuals and call the guard house with your concerns. Ace's patrol car will try to respond to these issues as quickly as possible as additional time will be dedicated to problems of this type during this summer season. Also, NHC rules and regulations are available our the web site.

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. President Ed Parada. Comments can be sent to [Ed@SanFernandoValleyHomes.us](mailto:Ed@SanFernandoValleyHomes.us) or call (818) 368-0707.

## Board of Directors

**President**-Ed Parada

**Vice President**-Dan McCombs

**Treasurer**-Wyatt Underwood

**Secretary**-Pete Heidenfelder

**Member**-Dave Friedman

## Community Web Site & Email:

[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)

or

[www.NorthridgeHeights.com](http://www.NorthridgeHeights.com)

and

[NorthridgeHeights@verizon.net](mailto:NorthridgeHeights@verizon.net)

## Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

[matkinson@rossmorganco.com](mailto:matkinson@rossmorganco.com)

## Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
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
Michelle Atkinson	<a href="mailto:matkinson@rossmorganco.com">matkinson@rossmorganco.com</a>

## Recent Home Sales

(Data source: Southland Regional Association of Realtors 07/09/09. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.NorthridgeHeights.com](http://www.NorthridgeHeights.com) or [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org).)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	Ahwanee Lane	4	3.00	2087	\$609,000		
Active	Madera Bay Ln	3	3.00	2118	\$604,900		
Active	Bear Valley Ln.	4	3.00	2282	\$610,000		
Active	Ahwanee Lane	4	3.00	2688	\$635,000		
Active	Mariposa Bay	5	3.00	2378	\$708,888		
Active	Mariposa Bay	4	3.00	2814	\$680,000		
Sold	Buckeye Meadow	4	3.00	2844	\$649,000	\$640,000	05/11/09
Sold	Mid Pines Lane	5	3.00	2405	\$699,000	\$660,000	05/01/09
Sold	Ahwanee Lane	5	3.00	2427	\$619,777	\$600,000	03/11/09

## Recent Home Rentals

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Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	Coorsgold Ln	3	3.00	2118	\$2,890		
Active	Mariposa Bay	5	3.00	2712	\$3,095		
Rented	Mariposa Bay	5	3.00	2712	\$3,195	\$3,195	05/30/09
Rented	Oakhurst Way	3	3.00	2118	\$2,895	\$2,800	04/23/09
Rented	Oakhurst Way	4	3.00	2300	\$2,900	\$2,900	04/01/09
Rented	Yosemite Cir.	5	3.00	2405	\$2,790	\$2,790	02/12/09

The Recent Home Sale and Recent Home Rental section of this newsletter is updated by your neighbor and H.O.A. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.