



# August 2010

This newsletter is also available on-line at  
[www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org)  
and via email alerts from  
[TheHeightsAtPorterRanch@gmail.com](mailto:TheHeightsAtPorterRanch@gmail.com)  
And from  
[BoardOfDirectors@TheHeightsAtPorterRanch.org](mailto:BoardOfDirectors@TheHeightsAtPorterRanch.org)

## Board of Directors

**President**-Ed Parada

**Vice President**-Dan McCombs

**Treasurer**-Wyatt Underwood

**Secretary**-Pete Heidenfelder

**Member**-Dave Friedman

## Management Company

Fidelity Management Service Inc.  
9310 Topanga Canyon Blvd. 220A  
Chatsworth CA 91311  
Office - (818) 883-4442 ext. 233  
Fax - (818) 883-6761

**Dee Smith**

*PropertyManager*  
[@TheHeightsAtPorterRanch.org](mailto:@TheHeightsAtPorterRanch.org)

## Security Company

Ace Security  
21006 Devonshire St. #209  
Chatsworth CA 91311

**Mike Goodwin**

*AceSecurity*  
[@TheHeightsAtPorterRanch.org](mailto:@TheHeightsAtPorterRanch.org)



**RV and Boat Parking Is Restricted**

## Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, August 16th, at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm. Hope to see you there.

## NFPA Suggests Smoke Detector Replacement Every 10 Years

Due to the fact that aging electronic components make smoke detectors less reliable and more susceptible to false alarms, the National Fire Protection Agency recommends that smoke detectors be replaced every 10 years. The smoke detectors originally installed in our community are between 10-15 years old and should be changed, especially if they go off in the middle of the night without cause. Retrofit Express in Canoga Park, a licensed contractor for home retrofitting, charges \$53 to replace and install each, but the smoke detectors can be changed yourself keeping in mind a couple of simple points. Yes, the smoke detectors are "hardwired," but they are hardwired so that if one detectors sound, they should all sound. If not, they should be replaced. Also, hardwiring doesn't mean that batteries shouldn't be replaced. Change those too!

## Correspondence from Management and BOD Shall Be Made by Email

Due to numerous complaints by residents about poor communication and response from the previous management company, the board of directors has decided to make email the preferred method of communication between the residents and the property manager/board of directors. Phone calls and faxes and letters will still be received, but email will be used as a preferred method of response when possible. Email Dee Smith at [PropertyManager@TheHeightsAtPorterRanch.org](mailto:PropertyManager@TheHeightsAtPorterRanch.org) or you can also email the board of directors at [BoardOfDirectors@TheHeightsAtPorterRanch.org](mailto:BoardOfDirectors@TheHeightsAtPorterRanch.org) and concerns will be addressed by our property manager and/or a board member much more quickly than in the past.

## Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The board of directors meeting for the month of June was a "meet and greet" designed to welcome the new management company to our community. However, topics of concern for the board continue to be improving communication between the residents and the board/management company as well as improving communication between the board and community vendors.

## Revised Rules and Regulations on Boat and RV Parking

While it is not against the rules to park boats or recreational vehicles on community streets, new rules are in effect that significantly limit parking for these types of vehicles. Please note that passes of no more than 24 hours can be issued only once every 4 days and this privilege will be granted a maximum of 4 times a month. Violators will be fined and vehicles may be towed! This applies to boats, recreational vehicles, trailers and other vehicles that are parked on community streets. Please adhere to the new rules.

*The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to [Ed@SanFernandoValleyHomes.us](mailto:Ed@SanFernandoValleyHomes.us) or call (818) 414-9977.*

## Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850	Animal Control	(888) 452-7381
Guardhouse	(818) 831-8350	Graffiti Hotline	(800) 611-2489
LAPD	(818) 832-0633	Shopping Cart Pick Up	(800) 252-4613
Police/Non-Emergency	(877) 275-5273	West Valley Animal Shelter	(888) 452-7381
Fire Station	(818) 756-9728	To Report Fires	(818) 785-2151
City Hall	(818) 756-8121	Request Ambulance	(818) 785-2151
Utilities/DWP	(800) 827-5397	Brush Clearance Unit	(818) 374-1111
The Gas Company	(800) 427-2200	Fire Prevention Office	(818) 374-1111
Street Light Replacement	(800) 342-5397	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

## Recent Home Sales

(Data source: Southland Regional Association of Realtors 07/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org).)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Oakhurst Way	3	- 3.00	- 2118	- \$647,900	-----	
Active	- Sierra Meadows	5	- 3.00	- 2655	- \$719,000	-----	
Active	- Mariposa Creek	4	- 4.00	- 2844	- \$640,000	-----	
Active	- Mariposa Bay	5	- 3.00	- 3160	- \$749,900	-----	
Sold	---- Madera Bay Ln	3	- 3.00	- 2118	- \$598,950	- \$598,950	- 05/14/10

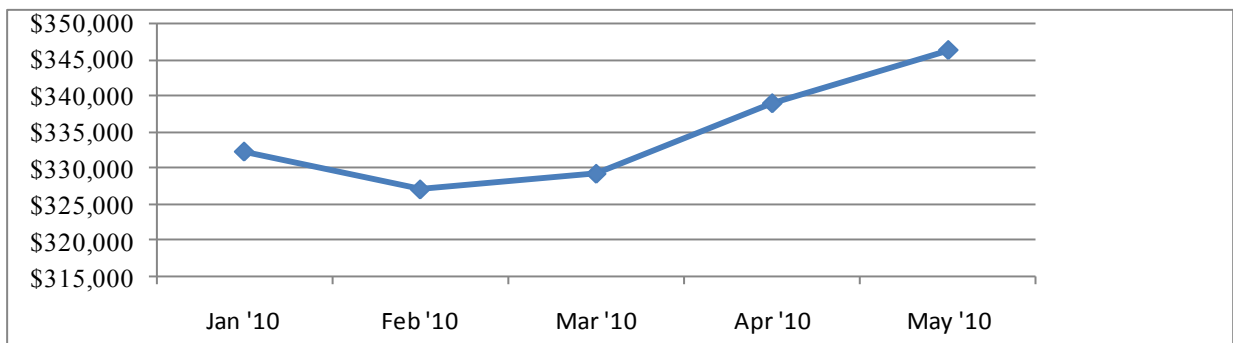
## Recent Home Rentals

(Data source: Southland Regional Association of Realtors 07/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org).)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2100	- \$2,749	-----	
Active	- Mid Pines Lane	5	- 3.00	- 2825	- \$3,499	-----	
Active	- Mariposa Bay	4	- 3.00	- 3214	- \$3,595	-----	
Rented	- Coorsgold Lane	3	- 3.00	- 2218	- \$2,850	- \$2,750	- 06/14/10
Rented	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	- \$ 2,795	- 03/20/10

## Los Angeles Median Home Price - January 2010 to May 2010

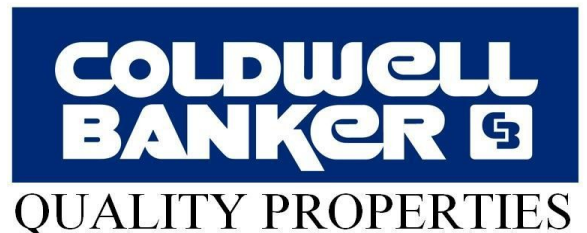
(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** available at:

[www.SanFernandoValleyHomes.us](http://www.SanFernandoValleyHomes.us)

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*



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