

# Northridge Heights Community Association



*December 2007*

## Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, December 18, 2007 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

## Traffic Violations and Parking Tickets

For years residents have been complaining to the board of directors about traffic issues in our community like speeding and stop sign violators. Over the last 2-3 years, the board of directors has taken numerous steps to address the on-going problem by authorizing additional patrols, encouraging patrol's use of dash-cameras, increasing fine amounts for offenders and drawing attention to the dilemma in community newsletters. In an attempt to shed even more light on the issue, the board of directors and members of the Rules Committee would like to remind all residents that, per the new NHC Rules and Regulations, offenders will begin facing new higher fines of \$100-\$300 per infraction. Also, remember that residents are not allowed to park on the streets of our community except in very limited circumstances. Parking fines begin at \$30 per infraction and can be assessed every 24 hours. See the new fine schedule in the new Rules and Regulations on-line for more.

## Web Site



The latest version of the NHC Rules and Regulations has been made final and is now available on the community web site. This version, the 3rd in the history of this document, contains numerous revisions and changes made to clarify the document and make it more current. Parking rules have been updated and the fine schedule has been revised to reflect the board of director's position on discouraging residents from speeding and running stop signs in the community. Check it out today at [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org) or [www.NorthridgeHeights.com](http://www.NorthridgeHeights.com)!

## Safety Concerns in Our Community

Members of our Security Committee have been expressing concern about residents allowing their children to stand through the sunroofs of their cars, sit on the window sills of their cars, and straddle front seat consoles of their vehicles upon entering the community. To address this issue, the board of directors has asked the security company to place a patrol car at the entrance of the community to ticket residents involved in this type of dangerous activity. Patrol will also be looking out for UNDER AGED RESIDENTS DRIVING UNSUPERVISED within the community. The maximum fine for these types of infractions will be imposed so please consider the penalties and the safety of your children and passengers.

## Security Corner

Are you planning on leaving the community during the holiday season? 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.

## Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

## Community Web Site

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

and

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

## Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

[matkinson@rossmorganco.com](mailto: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@ParadaRealEstate.com](mailto:Ed@ParadaRealEstate.com) 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 11/01/07. 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	- Mariposa Pines	3	2.00	- 1881	- \$724,999		
Active	- Mid Pines Lane	4	3.00	- 2087	- \$825,000		
Active	- Yosemite Circle	3	3.00	- 2100	- \$765,000		
Active	- Mariposa Creek	5	3.00	- 2655	- \$779,000		
Active	- Yosemite Circle	4	3.00	- 2677	- \$899,876		
Active	- Mariposa Bay	5	3.00	- 2712	- \$789,900		
Active	- Mariposa Bay	5	2.75	- 2712	- \$829,500		
Active	- Sierra Meadows	5	3.00	- 2712	- \$899,900		
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](http://www.NorthridgeHeights.com) or [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org).)\*

California median home price - September 2007 \$530,830 (Down 4.7% from September 2006)  
Los Angeles median home price - September 2007 \$569,390 (Down 2.8% from September 2006)

Links to the California Association of Realtors website and web articles on real estate are available at:

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