

Northridge Heights Community Association



December 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, December 16, 2008 at 7:00 p.m. at NHC President Ed Parada's home located at 19911 Mid Pines Lane Porter Ranch.

Status of Pool and Entry Projects

Over the last several years, and especially since the collapse of the trellises at the front of the community in July of 2007, residents have expressed concerns about the declining conditions of the pool decks, pool plaster, downed trellises and lopped off pilasters where the wooden trellises once stood. At October's board meeting bids were reviewed for work relating to these projects as well as for the remodeling of the entire main entrance. Once the pool projects are complete, before the 2009 swim season, both pool areas will have new plaster and decking. Once the remodeling of the main entrance is complete, part of the guardhouse and part of the pool houses will be refaced with a rock façade and the entry pilasters, as well as the pilasters where the trellises stood, will be reshaped into ledge stone columns. This work will modernize the look of our community and help match the architectural styles of the guardhouse building and the pool houses structures. The first phase of the entry project should be complete even before this newsletter is released, but the second phase won't be completed until 2009 or 2010. Read more about these projects in next month's newsletter and in newsletters in 2009!

Walking Dogs on Leash in Community and in Park Areas

Residents are reminded to report any pets roaming free or not on a leash. Use the "Request for Action" form available on web site and at guard house to report these potentially dangerous situations. When emailing the management company about this issue, try to include photos of the dogs so that the situation can be documented. Also, please be considerate of others and pick up after your dog and remember that it is against the community rules to allow your pets to run free anywhere in community.

Board of Directors Meeting

Brief Summary of October's Board Meeting-General Session:

Although the pool plastering bids and the pool decking bids were reviewed, only the bids related to the entry pilasters and entry redesign were approved. Also approved was the general liability insurance policy and so was the earthquake policy. The board agreed to meet during the month to discuss and implement brush clearance standards for the community which was a concern for many residents.

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 post commander Cpl. Daniel Nance at the guardhouse.

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 or call 368-0707 or fax 368-0703.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-John Phillips

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 11/01/08. 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	Ahwanee Lane	4	3.00	2087	-\$689,950	-----	
Active	Coorsgold Ln.	4	3.00	2365	-\$699,000	-----	
Active	Sierra Meadows	5	3.00	2712	-\$769,000	-----	
Active	Mariposa Creek	5	4.00	2770	-\$860,000	-----	
Active	Mariposa Bay	4	3.00	2814	-\$739,000	-----	
Sold	Mariposa Bay	4	3.00	3168	-\$875,000	-\$840,000	10/30/08
Sold	Mariposa Creek	4	3.00	2665	-\$669,000	-\$675,000	10/24/08
Sold	Mariposa Creek	3	3.00	2118	-\$699,000	-\$655,000	10/07/08
Sold	Yosemite Circle	5	3.00	2378	-\$679,000	-\$645,000	08/08/08
Sold	Yosemite Circle	5	3.00	2712	-\$680,000	-\$700,000	07/14/08
Sold	Mariposa Bay	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

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 - September 2008 \$316,480 (Down 40.9% from September 2007)
Los Angeles median home price - September 2008 \$376,790 (Down 35.3% from September 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. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.