

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.org and www.NorthridgeHeights.org)

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, December 15th, 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.

Another Dues Increase???

Although a dues increase has been discussed at recent board meetings, the consensus of the board is that a dues increase is NOT required for the 2010 calendar year. Even though treasurer Wyatt Underwood and veteran board members Dan McCombs and Pete Heidenfelder have worked diligently to approve funding for major projects during the 2009 year, the cooperation of the entire board to monitor vendors and keep maintenance costs low has paid off. The board's goal for 2010 is to increase the reserve account to 90% by year end, but your help is needed. Please report any waste or abuse and keep in mind that volunteers for various projects are always needed.

Patrol Car in our Community

If you have noticed Ace Security patrol cars parked at strategic points of the community, it is for a reason. The board continues to look for ways to reduce stop sign violations and change the attitude of many who fail to make safe stops at our intersections. One of the recent steps taken by the board is to have the patrol car parked, unmanned, at certain intersections for short periods of time. While this has helped make the community safer, some drivers still do not stop or even slow down. Starting immediately, don't be surprised if an unmanned patrol car is accompanied by a video toting patrol officer away from the vehicle! Yet another reminder to drive safely and please be mindful of children playing near the street and pedestrians with or without pets.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: The board met again at Ed Parada's home where he mentioned that although it has been a pleasure to host meetings at his personal residence and save the community the cost of about \$2,500 in meeting expenses over the last year and a half, the time to relocate the meetings to another venue has come. The primary focus of the October meeting was the budget. The board decided to end the contract of the water conservation consultants in light of the DWP restrictions. Other budget items were slashed considering the amount of money that was spent on revitalizing the community during the current year. Community receivables from delinquent residents will continue to be a board priority in 2010.

Security Corner

Ace Security does a great job enforcing traffic in our community, but loud noises that disturb the peace of others should be reported to LAPD non-emergencies at (877) 275-5273 and a police unit will be assigned the call. Thanks Ace for patrolling our community and thank you responsible homeowners for keeping noise issues to a minimum.

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

or

www.NorthridgeHeights.com

and

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

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 (818) 368-0707.

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	Ross Morgan & Co. Office	(818) 363-0399
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 363-4477

Recent Home Sales

(Data source: Southland Regional Association of Realtors 11/01/09. 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	- Mariposa Creek	3	- 3.00	- 2118	- \$579,999	-----	
Active	- Coorsgold Lane	5	- 3.00	- 2365	- \$699,000	-----	
Sold ---	Mariposa Creek	3	- 4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	- \$605,000	- 10/01/09
Sold ---	Madera Bay Ln	3	- 3.00	- 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2087	- \$609,000	- \$590,000	- 08/06/09
Sold ---	Mariposa Bay	4	- 3.00	- 2814	- \$680,000	- \$680,000	- 08/03/09
Sold ---	Bear Valley Ln	4	- 3.00	- 2282	- \$610,000	- \$610,000	- 07/25/09
Sold	-Buckeye Meadow	4	- 3.00	- 2844	- \$649,000	- \$640,000	- 05/11/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 11/01/09. 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 \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,850	-----	
Active	- Yosemite Circle	3	- 3.00	- 2405	- \$2790	-----	
Rented	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	- \$2,950	- 10/10/02
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,150	- \$2,950	- 10/02/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$2,950	- 08/19/09
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,095	- 08/16/09

Real Estate Trends in California

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

California median home price - September 2009 \$296,090 (Up 1.1% from August 2009)

Los Angeles median home price - 2009 \$351,680 (Up 3.4% from August 2009)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

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.