



December 2010

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via email alerts from TheHeightsAtPorterRanch@gmail.com And from BoardOfDirectors@TheHeightsAtPorterRanch.org

Board of Directors

President-Pete Heidenfelder

Vice President-Dan McCombs

Treasurer-Ed Parada

Secretary-Dave Friedman

Member-Larry Nicholas

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

Property Manager
@TheHeightsAtPorterRanch.org

Security Company

Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311

Mike Goodwin

Ace Security
@TheHeightsAtPorterRanch.org



Holiday Décor Must be Down by...

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, December 21st, 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.

Governing Documents Now Available for FREE!

It is the policy of many management companies, and our new management company Fidelity, to charge residents as much as \$240 for copies of governing documents when residents are transferring ownership. Please note that some of these documents are available on the community website or for free, but the others are available through the board. Those in escrow with the sale or purchase of their come can email boardofdirectors@theheightsatporterranch.org to request a **FREE** copy.

Election Results

At the annual meeting held in October, the only names submitted to run for office were those of current board members. This means that the board members already on the board will continue on the board for another 2 year term. However, the position left open by resigning board member Wyatt Underwood was assigned to Larry Nicholas as he was the only other non-board member present at the meeting interested in the position. Thank you Larry for showing interest in volunteering to serve NHCA. The board would like to acknowledge the multi-year contribution of Wyatt Underwood. During the several years he was active on the board he not only helped revive the community Emergency Preparedness Committee, but he also played a vital role in overseeing expenses of NHCA. Due to his efforts and his cooperation with the board, reserves have improved greatly during the last 2 years. **THANK YOU WYATT!!!**

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The last board meeting was actually an annual meeting. Election issues and appointments were addressed. During the meeting Fidelity's service was commended, but the board questioned some of the fees that Fidelity Management Services was charging as part of its routine service of the community. While the board agreed to increase the total management expense when Fidelity was hired, the board was surprised with some fees and costs that have been charged. These fees and charges are being negotiated and it is hoped that Fidelity can continue serving the community within budgetary guidelines set by the board before they were hired or within budgetary limits being currently negotiated.

Halloween and Holiday Lights May Be Utilized Only Through...

Halloween and holiday lights and may be utilized only within the dates identified in the Rules and Regulations. The holidays and periods specified are, "exterior Halloween lights and decorations may be displayed from October 1 through November 7 and exterior Christmas/Hanukkah lights and decorations may be displayed from Thanksgiving Day through January 31st. The Site Review Committee.

*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 or call (818) 527-6327.*

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 11/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Ahwanee Lane	5	3.00	- 2688	- \$654,990	-----	
Active	- Mid Pines Lane	5	3.00	- 2825	- \$699,999	-----	
Active	- Buckeye Mead.	4	3.00	- 3160	- \$660,000	-----	
Sold	---- Mariposa Creek	5	3.00	- 2358	- \$679,000	- \$650,000	- 10/18/10
Sold	---- Oakhurst Way	3	3.00	- 2118	- \$599,000	- \$575,000	- 10/20/10
Sold	--- Sierra Meadows	5	3.00	- 2655	- \$714,000	- \$660,000	- 09/15/10

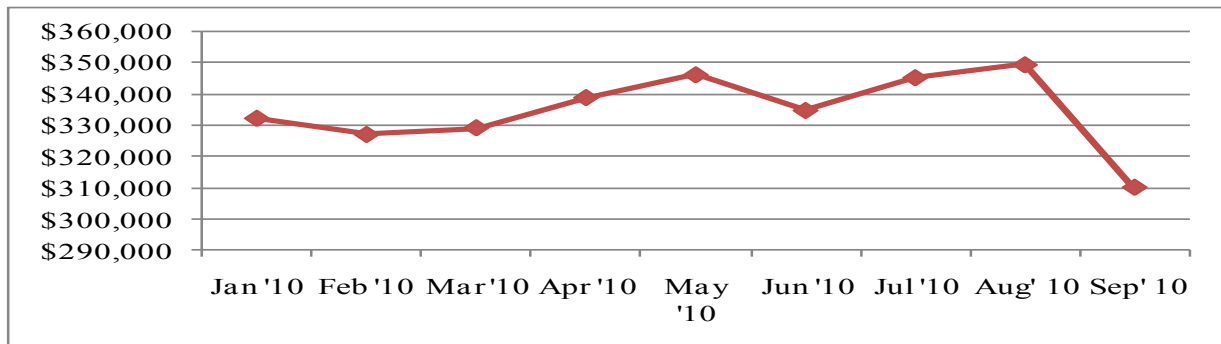
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 11/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	3.00	- 2100	- \$2,695	-----	
Active	- Sierra Meadows	5	3.00	- 2358	- \$3,500	-----	
Active	- Yosemite Circle	5	3.00	- 2405	- \$2,795	-----	
Active	- Buckeye Mead.	4	3.00	- 3214	- \$3,300	-----	
Rented	- Ahwanee Lane	5	3.00	- 2405	- \$3,095	- \$3,000	- 09/07/10
Rented	- Ahwanee Lane	3	3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10

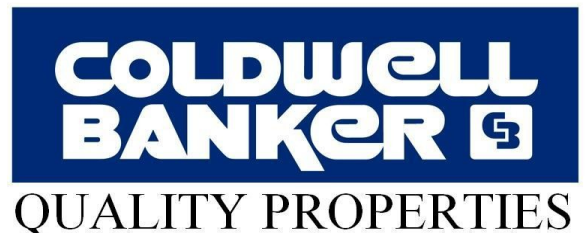
Los Angeles Median Home Price - January 2010 to September 2010

(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

*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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