



December 2011

Community Web Site Available at www.TheHeightsAtPorterRanch.org for desktop computers and at www.TheHeightsAtPorterRanch.com For mobile phone users.

Next H.O.A. Meeting

The next meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, December 20th, 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.

Dues Continue at \$185 for the 2012 Fiscal Year

At a recent board meeting the consensus of the Directors was that a dues increase is NOT required for the 2012 calendar year. This is due in part to the significant rainfall during the year which has saved the community thousands of dollars, but it is also due in part to the efforts of the entire board to scrutinize vendors and keep maintenance costs low. The Board's goal for 2012 is to try to increase the reserve account to 100% before the end of the year.

Site Review Focus for 2012 : Gutters, Street Debris & Overwatering

The dilemma of how to minimize gutter algae and gutter debris on our community streets has been an issue for years. At first, street sweepers were hired to address the issue, but many residents complained that all the sweepers did was spread the algae and debris into the streets. About two years ago the Board pursued a different strategy by hiring a powerwashing company to eliminate the algae and debris, but this proved too costly. Recently a different vendor was hired to scoop and powerwash the gutters which was successful, but the help of the community is needed. Please educate your gardeners about not blowing clippings into the street and please have them address leaking valves that create an environment for algae in the streets. Finally, please note that these issues will be the focus of the Site Review Committee in 2012 and residents who allow algae and debris to accumulate in front of their homes will be fined.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board met in November and focused on the Slope Control Areas and "v" ditches which were the subject of concern for the Board as recent inspections revealed that debris had accumulated in the drainage canals. Procedures relating to inappropriate use of RFID also discussed.

Election Results

Although the 50% + 1 quorum was not met at the Annual Meeting in October, the adjourned meeting quorum of 25% + 1 was met so the Board of Directors elected to have the secret election ballots opened and tallied. Congratulations to Dan McCombs who has served the community as a Board member for over 15 years and congratulations to Howard Roth who has also served as a Board member for about 10 years. Next year, candidate forms for 3 of the 5 positions on the Board will be mailed out in May so that the Annual Meeting can be held in August and, if required, the adjourned meeting can be held in September. Individuals interested in serving on the Board are encouraged to attend general session board meetings, Community Liaison Committee meetings or be active in other committees or events. See the community calendar on the web site for dates, times and locations of meetings and events or contact the property manager to see how you can serve our community or make it better.

Board of Directors

President-Pete Heidenfelder

Vice President-Larry Nicholas

Treasurer-Howard Roth

Secretary-Dave Friedman

Member-Dan McCombs

Management Company

Porter Ranch Community Association Management

P.O. Box 8047

Porter Ranch CA 91327

Ed Parada

Property Manager

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(818) 527-6327 (Voicemail 24/7)

Security Company

Ace Security

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Chatsworth CA 91311

Mike Goodwin

AceSecurity

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Congrats to Dan M. and Howard R.

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