



# December 2012

Community Web Site Available at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org) for desktop computers and at [www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com) For mobile phone users.

## Next H.O.A. Meeting

The next general meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, December 16th, at 19911 Mid Pines Lane Porter Ranch. General session begins at 6:00 pm and executive session at 7:00 pm. Hope to see you there.

## Dues to Remain at Current Levels for at Least Another Year!

Dues have been at \$185 since January of 2008. That means that 2013 will be the 6th year of dues at this rate. While there are many reasons for this, here are a few of the top reasons for this stability in our monthly assessments:

- Receivable balances are down due, in part, to recent aggressive foreclosure strategies supported by all Board Members and improved communication between the community debt collectors and the management company.
- The payment of dues and fines is more timely due to suspension of RFID privileges for individuals who do not pay on time and due to the consistent implementation of late fees by the management company.
- Community administrative related expenses are down due, in part, to savings related to electronic billing statements/electronic newsletters and to on-going discounted management fees.

## Electronic Billing Statements Gaining Popularity

Over the last 12 months the popularity of electronic billing statements has increased dramatically from about 15% to almost 30%. That means that about 120 homeowners in our community have found benefit from receiving their statements on their cell phones and on their computers instead of receiving them in the mail. This convenience translates into a slight savings in postage for the community, but it translates in to an estimated savings of over 5,000 sheets of paper a year! The goal of the Board of Directors is to have 50% of the community signed up for electronic billing statements by the end of 2013. Email our community manager to sign up.

## Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: Foreclosure actions were reviewed for two address in the community.

## Security Corner-Call Ahead for Your Guests during Holidays

The security committee, Ace Security and the Board of Directors would like to remind residents that calling the guardhouse with information on your guests prior to their arrival will make it easier for guests and residents of The Heights to enter our community in a timely fashion.

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

Halloween and holiday lights 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.

## Board of Directors

**President**-Pete Heidenfelder  
**Vice President**-Larry Nicholas  
**Treasurer**-Howard Roth  
**Secretary**-Dave Friedman  
**Member**-Dan McCombs

The Heights at Porter Ranch  
P.O. Box 8047  
Porter Ranch CA 91327-8047

*BoardOfDirectors@  
TheHeightsAtPorterRanch.org*

## Management Company

Porter Ranch Community Assoc. Mgmt.  
P.O. Box 8047  
Porter Ranch CA 91327-8047

### Ed Parada

*PropertyManager@  
TheHeightsAtPorterRanch.org  
(818) 527-6327 (Voicemail 24/7)*

## Security Company

Ace Security  
21006 Devonshire St. #209  
Chatsworth CA 91311

### Mike Goodwin

*AceSecurity@  
TheHeightsAtPorterRanch.org*



Holiday Décor Must be Down by...

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