



December 2013

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

Board of Directors

President-Pete Heidenfelder
Vice President-Larry Nicholas
Treasurer-Howard Roth
Secretary-Dave Friedman
Member-Tom Saebfar

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

*BoardOfDirectors@
TheHeightsAtPorterRanch.org*

Next H.O.A. Meeting

The next meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, December 17th, at 19911 Mid Pines Lane Porter Ranch. The general meeting begins at 6:00 pm and the executive meeting at 7:00 pm. Hope to see you there.

Dues Increase? Not for 2014, but Possibly for 2015

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 2014 calendar year. Even though treasurer Howard Roth and Board members Pete Heidenfelder, Larry Nicholas, Dave Friedman, Tom Saebfar and former member Dan McCombs have approved funding for major projects during the recent years, the efforts of the Board to monitor vendor expenses and keep maintenance costs low has paid off so a dues increase is not needed at this time. However, if the cost of water continues to rise, an increase may be needed in 2015. Also, the Board's goal for 2014 is to increase the reserve account to near 100% by year end, but if this goal is not met dues will likely increase modestly for 2015. The last time dues increased was January of 2009. No other guard gated community in our area can say that dues have remained constant for such a long period of time!

Guest Access to the Community

When calling down to the guardhouse for a guest, please provide the officer with the correct first name and the correct last name as well. If granting access to a company for a delivery or service, please provide the full name of the company and, if possible, the name of the driver. Also, please note that the Board of Directors has recently developed a new policy on stop sign violations by guests. Hosts of repeat offenders will be called to hearings and fined or the guests and their vehicles will lose access privileges to our community. Please make sure that you, your family members and guests drive safely in our community and remember that you are responsible for the actions of your guests!

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board met to review the minutes of the previous Board of Directors meeting, and to review delinquencies and pre-liens as usual. They also reviewed the treasurer's comments on the community's financial statements. Homeowner communication and bids were also reviewed. A couple of emails were reviewed that related to the mud sparrow nests and a general discussion on the topic of what to do with the vacant lot near the north pool was had.

Blue, Black and Green Trash Bins-Please Remove from Streets

Please note that our rules and regulations require blue, black and green trash bins to be removed from the streets of our community in a timely fashion. Paragraph IX D states that trash bins, "shall not be put on curbside for pickup until the evening before the collection day." It also states that, "trashcans must be stored away as soon as possible after collection, but at least by midnight on trash pick-up day, out of view from the street or behind a gate." Violators of this rule can be fined.



Remove bins in a timely fashion

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. #210
Chatsworth CA 91311

Mike Goodwin

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