



December 2015

Community Website Available at www.TheHeightsAtPorterRanch.org for desktops/laptops and at www.TheHeightsAtPorterRanch.com For mobile devices.

Next H.O.A. Meeting

The next meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, December 15th, 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.

HOA Dues Set at \$195 for 2016

The Heights homeowners are due for the first increase in monthly assessments in 7 years as rising costs for maintenance, security and operating expenses over time have finally pushed the board, by a vote of 3 to 2, to the increase to keep our finances balanced. As of the recent reserve study, the community has approximately 80% of the projected ideal balance currently in reserves and the board expects to close that gap over the next few years. Residents should note that many Porter Ranch communities have a special monthly assessment for general community maintenance in addition to their monthly assessments and that The Heights continues to be arguably the best value of dues vs. amenities in the area.

Billing statements for January will include the higher rate and please note that late fees will be assessed at \$19.50 starting 1/16/16 which is 10% of our new monthly assessment.

Yearly Disclosure on Architectural Applications & Procedures

Please note that architectural applications are available on the community web site at www.TheHeightsAtPorterRanch.org. A link to the architectural standards adopted in 2001 are also available there; click on "Arch Info" at the top of the home page. Forms can also be obtained at the guardhouse. Submit applications to the guardhouse before the 3rd Tuesday of each month for review at the monthly board meetings. Please note that there is no charge for processing of applications by our community volunteers. The process usually requires about 30-45 days, but a fee of \$200 will be charged for "rush applications." Finally, please make sure you review the architectural application and arch standards before performing any kind of work on your home and avoid fines for unapproved projects.

The Heights Camping Event Brings Wet Fun for Campers

Over night rain did not hamper the 62 participants in The Heights first attempt at a community camp out. The October afternoon and evening included games for the kids as well as silly string attacks and much more culminating with a spooky theatrical presentation and an outdoor movie with fresh popcorn. Children and adults enjoyed old and new friends at the camp ground themed event.

As with previous community events, it created a uniting experience that continues to highlight the charitable spirit and the nurturing character of our HOA and our volunteers. Thanks to the event organizers Dan and Donna McCombs as well as committee volunteers Julia Kim, Carolyn Doherty, Charles Bogray and Ed Parada. Special thanks to Pete Heidenfelder and Larry Nicholas for helping during set up and clean up as well.

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Vice President-Larry Nicholas
Treasurer-Tom Saebfar
Secretary-Dan McCombs
Member-Roya G.

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The Heights Camp Out Event

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