



# December 2016

## Community websites at

[www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org)  
for desktops and laptops

[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)  
for smartphones and tablets

## Social Media Accounts at



### Next H.O.A. Meeting

The next HOA 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 general meeting begins at 6:00 pm and the executive meeting at 7:00 pm. Hope to see you there.

### No Dues Increase for 2017!

That is correct! An increase in monthly HOA assessments is not scheduled for the 2017 calendar year so our monthly assessments will continue at \$195 for the 2nd year in a row and the board is hoping to keep the dues where they are for at least 3 years, but that depends on many factors. Thanks to our Board of Directors for keeping an eagle eye on our income and expenses as well as on our investments!

### New Position on Lawn Appearance and Water Restrictions

Our HOA would like you to respect water conservation guidelines, but also maintain the condition of your lawn. These two ideas are not contradictory! Please address unsightly lawn issues and try planting drought resistant material at the front of your home. Use water saving ground cover, remove weeds and avoid site review fines!

### Yearly Disclosure on Architectural Applications & Procedures

Please note that architectural applications are available on the community web site at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org). A link to the architectural standards adopted in 2001 are also available there; click on "HOA Matters" at the top of the home page. Submit applications by mail and make sure they are received 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.

### Printed Newsletters and Billing Statements - Phased Out

Due to the popularity of email billing statements over the years (almost 50% of residents receive statements electronically) and in an effort to reduce postage, envelope and toner expenses, the community has decided to place all residents on an email basis for the receipt of monthly billing statements and newsletters starting 12/20/16. While the cost of a postage stamp has actually gone down recently, from 49 cents to 46.5 cents, the cost of other expenses related to the printing of newsletters and billing statements has gone up slightly.

This change in the delivery policy not only saves money, but avoids unnecessary paper statements and invoices that often receive only a few seconds of attention. Finally, for those wishing to use labeled envelopes for mailing checks, please note that they are available at the guardhouse for free. Just ask the guard for them the next time you pull into the community via the visitors lane.

It is not too late to sign up. Contact our property manager and share your address and email address before 12/20/16!

### Board of Directors

**President**-Pete Heidenfelder  
**Vice President**-Larry Nicholas  
**Treasurer**-Tom Saebfar  
**Secretary**-Dan McCombs  
**Member**-Dave Koerner

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*BoardOfDirectors@  
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Email Newsletters/Billing Statements

*The Heights at Porter Ranch newsletter is designed and edited by Ed Parada. Comments or ideas for articles can be sent to [Ed@PorterRanchCAM.com](mailto:Ed@PorterRanchCAM.com)*

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