



**December 2017**

*Community websites at*

*www.TheHeightsAtPorterRanch.org  
and  
www.TheHeightsAtPorterRanch.com*

*and*

*Social Media Accounts at*



**Board of Directors**

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

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  
www.PorterRanchCAM.com

**Property Manager**

Ed Parada AMS/CMCA/CCAM-LS-PM  
Ed@PorterRanchCAM.com  
(818) 927-1450 (Voicemail 24/7)

**Next H.O.A. Meeting**

The next HOA meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, December 19th, at 19911 Mid Pines Lane, Porter Ranch. The general meeting begins at 6:00 pm and the executive meeting at 7:00 pm. See you there.

**HOA Monthly Assessments Will Be \$210 Starting 1/1/18**

The Heights HOA is scheduled for its second assessment increase in the last 9 years as rising costs for maintenance, security and operating expenses have forced the board to increase its monthly income from \$195 to \$210 per household. Residents should note that many Porter Ranch communities have also seen their assessments go up and this is true not only for their HOA dues, but for the Porter Ranch Community Maintenance assessments which are not assessed to residents of The Heights. For this reason, and many others, our HOA continues to be the best value of dues vs. amenities in the area.

Billing statements for January, which are emailed out on 12/20/17, will include the higher rate and note that late fees will be assessed at \$21 starting 1/16/18 so make sure to adjust the monthly figure with your bank if you have online bill pay.

**Want Faster Guest Access at the Gate?**

Our gate access program now has a feature that allows residents to input guest access info as well as update personal security settings for our HOA. Use of the Dwelling Live app or website will eliminate the need for calling down guest names to the guardhouse. Also, you will be automatically notified when a guest arrives! See our security company for additional information on how to access the app and or website.

**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 or to the guardhouse 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.

**Stop Sign and Parking Enforcement Is Ongoing**

Please note that our HOA does not pay for 24 hour patrols the way some neighboring communities do, but random patrols (parking enforcement) and dedicated patrol (stop sign enforcement) are conducted, albeit intermittently. Also, note that our patrol cars are not always marked so make sure that you, your family members and guests drive safely and make full and complete stops when driving in our HOA. Finally, please note that patrol vehicles are not available at a moment's notice. In case of emergencies do not call the guardhouse; please call 911.



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