

Northridge Heights Community Association



February 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, February 19, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Windy Trash Days

This season has been especially windy in the Los Angeles basin and in the Porter Ranch area, so residents are being reminded that it is a good idea to bag items placed in the black trash cans. This is done for waste management reasons, but it is also done to minimize spills on the streets on windy trash collection days. Many residents bag items in both the black and blue bins and some even wait until early in the morning to take out these containers. This extra effort is greatly appreciated. Also keep in mind that bins should be removed from curbs as soon as they have been emptied. Leaving empty bins on the streets not only increases the possibility of them being lost, but leaving them out for extended periods of time is against the community rules and regulations. Thank you for your cooperation.

HOA Board Drops Earthquake Insurance

The HOA board has decided to drop earthquake coverage for community common property due to the rising cost of the insurance. The board evaluated proposals with deductibles as high as \$500,000 and found the rates to be disproportionate to the coverage amount. Certainly this decision is not without risk and homeowners may want to talk to their own insurance agents about coverage against any special assessment resulting from earthquake damage to common area property. The board will continue to monitor the viability of this protective coverage in the future.

Web Site, Email, and Tech News



If you have lived in our community for any length of time, you probably know that we have a community web site and a community email address too, but did you know that now we have a new community email address? We do! The purpose of NorthridgeHeights@verizon.net is to allow residents to share important or urgent information directly with the board of directors and to allow the board of directors to send periodic informational alerts to residents in our community. At the moment the data base includes about 250 email addresses. If you would like to be added to the data base, or excluded, please send your request to NorthridgeHeights@verizon.net.

Security Corner

Recently, LAPD Devonshire Division Senior Lead Officer Dario Del Core attended an NHC security meeting. He reviewed info about recent violent crimes, property crimes, and traffic collisions in his patrol area. He informed our residents to report all non-emergency incidents by calling 1-877-ASK-LAPD. He invited residents to our area's neighborhood watch meetings held on the 3rd Thursday of every month at 7:00PM at Euphrasia Church in Granada Hills. He also offered to attend future meetings and encouraged our involvement with the neighborhood watch programs.

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. Comments can be sent to Ed@SanFernandoValleyHomes.us or call 368-0707 or fax 368-0703.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

matkinson@rossmorganco.com

After hours emergencies:

(818) 907-6622 ext. 811

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 567-1279
Ace Security Fax	(818) 567-1302
Guardhouse	(818) 831-8350
LAPD	(818) 832-0633
Police/Non-Emergency	(877) 275-5273
Fire Station	(818) 756-9728
City Hall	(818) 756-8121
Utilities/DWP	(800) 827-5397
The Gas Company	(800) 427-2200
Street Light Replacement	(800) 342-5397
Household Hazardous Waste	(800) 988-6942
Animal Control	(888) 452-7381
Graffiti Hotline	(800) 611-2489
Shopping Cart Pick Up	(800) 252-4613
West Valley Animal Shelter	(888) 452-7381, prompt 1-4-6
To Report Fires	911 or (818) 785-2151
To Request Ambulance	911 or (818) 785-2151
Brush Clearance Unit	(818) 374-1111
Fire Prevention Office	(818) 374-1111
Ross Morgan & Co. Office	(818) 363-0399
Ross Morgan & Co. Fax	(818) 363-4477

Recent Home Sales

(Data source: Southland Regional Association of Realtors 01/01/08. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.NorthridgeHeights.com or www.NorthridgeHeights.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Mariposa Pines	3	2.00	- 1881	- \$724,999		
Active	- Bear Valley Lane	3	3.00	- 2118	- \$699,950		
Active	- Yosemite Circle	4	3.00	- 2677	- \$829,000		
Sold	- Mariposa Bay	5	3.00	- 2712	- \$789,900	- \$765,000	- 12/18/07
Sold	- Mariposa Creek	3	3.00	- 2118	- \$729,950	- \$740,000	- 09/30/07
Sold	- Mariposa Bay	5	3.00	- 2712	- \$890,000	- \$895,000	- 09/06/07
Sold	- Mariposa Creek	4	3.50	- 2770	- \$849,000	- \$835,000	- 08/27/07
Sold	- Ahwanee Lane	3	3.00	- 2057	- \$774,000	- \$750,000	- 08/17/07
Sold	- Owl Creek Way	4	3.00	- 2282	- \$849,711	- \$825,000	- 06/06/07

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed. Visit the community web site for additional information at www.NorthridgeHeights.com or www.NorthridgeHeights.org.)*

California median home price - November 2007 \$488,640 (Down 11.9% from November 2006)
Los Angeles median home price - November 2007 \$520,960 (Down 11.8% from November 2006)

Links to the California Association of Realtors website and web articles on real estate are available at:

www.SanFernandoValleyHomes.us

*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.