

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.com and www.NorthridgeHeights.org)

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, February 17th, at Ed Parada's home located at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm.

Re-plastering of Pools and Pool Decking Are Next Areas of Improvement

As phase 1 and 2 of the front entrance redesign are behind us, the next major areas of improvement that will be addressed are the re-plastering of the pools and the pool decking. Over the years the plaster on the pools has stained and the pool deck has weathered. This requires major work to be done. During the last several months the board of directors, along with committee volunteer Dave Friedman, have been securing and comparing bids from various contractors. Recently a contractor was selected and work on the project has been scheduled for March. During this time the pools will be unavailable for normal use. Look for updates on the progress of the pool projects in future newsletters, in email blasts and on line at www.TheHeightsAtPorterRanch.com.

When Walking Pets in NHC, They Must Be on a Leash

The problem of untethered dogs in our community has been an issue at board meetings in the past, so the board would like to remind residents to follow NHC rules:

1. Dogs and cats shall not be allowed to run loose in the community.
2. Dogs shall be walked on leash by persons capable of controlling them.
3. Pet owners must abide by all appropriate County and/or City leash laws.
4. It is the responsibility of each owner to immediately clean up after his/her own pet.
5. Animals are not permitted in the pool/spa or tennis court areas.

Thanks for being considerate of your neighbors and keeping NHC a safe place to be!

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: Discussions on the pool re-plastering and re-decking continued. A contractor was selected for the plastering, but the decision on what materials to use and which contractors to select for the decking was postponed. The board approved purchasing locks fitted for a single key for all gates. This would allow board members and certain vendors easy access to slopes and common areas during emergencies. The repair of lights at the front of the community was discussed as was the repair of the damaged gas line at the old pool area. Finally, the gear box for the motor at the front entrance will be replaced as this component of the motor has never been changed and the defective item was causing damage to some residents' cars as they entered the community.

Security Corner

The security committee would like to remind all residents that we live next to a state preserve and that coyotes can be found in NHC in the early mornings and early evenings looking for prey in and around our community. It is for this reason that walking sticks should be used when exercising or strolling through the community. If you are approached by a coyote, use the stick to make noise or to defend yourself if necessary.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-John Phillips

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.com

and

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

matkinson@rossmorganco.com

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

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 01/07/09. 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	Ahwanee Lane	3	3.00	2100	\$599,000	-----	
Active	Bear Valley Ln	3	3.00	2118	\$649,950	-----	
Active	Coorsgold Ln	4	3.00	2365	\$699,000	-----	
Active	Ahwanee Lane	5	3.00	2427	\$647,000	-----	
Active	Yosemite Cir.	4	3.00	2677	\$739,000	-----	
Active	Mid Pines Lane	4	3.00	2688	\$680,000	-----	
Active	Mariposa Bay	4	4.00	2770	\$754,900	-----	
Active	Mariposa Bay	4	3.00	2814	\$699,000	-----	
Sold	Mariposa Bay	4	3.00	3168	\$875,000	\$840,000	10/30/08
Sold	Mariposa Creek	4	3.00	2665	\$669,000	\$675,000	10/24/08
Sold	Mariposa Creek	3	3.00	2118	\$699,000	\$655,000	10/07/08
Sold	Yosemite Circle	5	3.00	2378	\$679,000	\$645,000	08/08/08

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.TheHeightsAtPorterRanch.com or www.NorthridgeHeights.com.)*

California median home price - November 2008 \$285,680 (Down 41.8% from November 2007)

Los Angeles median home price - November 2008 \$359,240 (Down 31.3% from November 2007)

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. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.

