



February 2010

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.com or www.NorthridgeHeights.org and via email alerts from NorthridgeHeights@Verizon.net

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, February 16th, at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm. Hope to see you there.

Having Trouble Entering the Community with Your RFID Sticker?

On occasion, residents have difficulty entering the community because the RFID sticker on their car is not read properly by the scanning mechanism at the entrances. Here are some tips from Mike Goodwin our Post Commander to minimize that issue:

- Keep to the far left of the lane for best scanner response
- Pull up to the gate slowly as the scanner needs time to read each sticker
- If the gate fails to open, back up about a foot or so and then drive forward slowly, but please be careful of cars behind you
- If gate still fails to open, please alert the security officer for assistance

ANOTHER New Property Manager?

Yes, Jeannie Gasper, who took over in November has taken a managerial position in the insurance industry. We will miss her, but we wish her well. Her replacement will be Audrey Herman, who, even though works out of the Sherman Oaks office of Ross Morgan, comes highly recommended. She has worked with Ross Morgan for 15 years and she has met with key members of the community to get her started on the right track. Her contact information is (818) 907-6622 ext. 236 and her email address is aherman@rossmorganco.com. Please welcome her to our community.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The board invited Richard Witkin of our legal counsel Witkin and Neal to explain to the board members the legalities and strategies of aggressive receivable collections in our community. Foreclosing on seriously delinquent homeowners and the ramifications of renting the property out to recoup significant debt owed were explained. Also, a maintenance schedule relating to pool repairs was shared by board member Ed Parada and so was a maintenance schedule relating to back flow devices in the community. The tracking of these types of expenditures will help the community reach the 90% reserve level that the board hopes to achieve by the end of 2010. In addition, the use of a master calendar on the home page of the web site with important dates was introduced. Use it to track NHC events! Finally, the board responded favorably to the color newsletters for 2010.

Painting the Exterior of Your Home? Get Colors Approved 1st!

The architectural committee would like to remind homeowners interested in painting the exterior of their home that our rules and regulations state, "All exterior modifica-

tions, including landscape, hardscape, structural and architectural, must be approved by the Architectural Committee prior to commencing work." This means that if you paint your home a color that is not approved by the Arch Committee or the board of directors, **YOU MAY HAVE TO REPAINT YOUR HOME.** Don't let this happen to you. Get paint colors approved first!

*The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to Ed@SanFernandoValleyHomes.us or call (818) 414-9977.*

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Management Company

Ross Morgan & Company

Audrey Herman

Phone: (818) 907-6622 ext. 236

Fax: (818) 907-0749

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

aherman@rossmorganco.com



Home Painted with Approved Colors

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850	Animal Control	(888) 452-7381
Guardhouse	(818) 831-8350	Graffiti Hotline	(800) 611-2489
LAPD	(818) 832-0633	Shopping Cart Pick Up	(800) 252-4613
Police/Non-Emergency	(877) 275-5273	West Valley Animal Shelter	(888) 452-7381
Fire Station	(818) 756-9728	To Report Fires	(818) 785-2151
City Hall	(818) 756-8121	Request Ambulance	(818) 785-2151
Utilities/DWP	(800) 827-5397	Brush Clearance Unit	(818) 374-1111
The Gas Company	(800) 427-2200	Fire Prevention Office	(818) 374-1111
Street Light Replacement	(800) 342-5397	Ross Morgan & Co. Office	(818) 907-6622
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 907-0749

Recent Home Sales

(Data source: Southland Regional Association of Realtors 1/01/10. 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 Creek	3	- 3.00	- 2118	- \$579,999	-----	
Active	- Coorsgold Lane	5	- 3.00	- 2365	- \$699,000	-----	
Sold ---	Mariposa Creek	3	- 4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	- \$605,000	- 10/01/09
Sold ---	Madera Bay Ln	3	- 3.00	- 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2087	- \$609,000	- \$590,000	- 08/06/09
Sold ---	Mariposa Bay	4	- 3.00	- 2814	- \$680,000	- \$680,000	- 08/03/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 1/01/10. 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 \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	-----	
Rented	- Yosemite Circle	3	- 3.00	- 2405	- \$2790	- \$2,790	- 12/09/09
Rented	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	- \$2,950	- 10/10/02
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,150	- \$2,950	- 10/02/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$2,950	- 08/19/09
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,095	- 08/16/09

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)

California median home price - November 2009 \$304,520 (Up 2.4% from October 2009)
Los Angeles median home price - November 2009 \$359,670 (Up 3.9% from October 2009)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*

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