



February 2011

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via periodic email alerts from TheHeightsAtPorterRanch@gmail.com And from BoardOfDirectors@TheHeightsAtPorterRanch.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 15th, 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.

Meet and Greet at Every Board Meeting with Free Appetizers!

Beginning in January, a meet and greet format will be implemented at the beginning of every general session as an effort to increase community involvement and to help residents become more familiar with community representatives. A Subway party platter will be ordered for each meeting during the year and will be served at 7:00 when general session begins. Hope to see you there!

Rock Façade Project to Be Completed Sometime in Spring

Almost 3 years ago the board of directors decided to modernize the front entrance of the community by covering the brick with a more contemporary rock façade that is popular in newer Porter Ranch gated communities. At the time of the revitalization, the back entrances were excluded from the project to save money in the unpredictable economy of 2008. However, the economy has turned around, NHC has written off fewer losses than anticipated and community reserves have been replenished to near ideal levels. For these reasons the decision to finish the project was popular with the board members. Look for the this project to commence soon and please be patient with any gate closures required by rock façade project and by the lamp/lighting project at the High Mountain gate.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The board met on a cold and rainy night just before a record storm barreled into the community. Thank you board members for showing your dedication to the community by attending the meeting on such unwelcoming conditions. The topics discussed included how to proceed with the DWP water bill that was erroneously issued and paid by our community. The board is trying to negotiate with Shapell Homes, but will consider legal action to recover an estimated \$10,000 to \$15,000 owed to the community. The board also noted that the rain that fell during 2010 helped contribute to an estimated \$50,000 savings in water usage. These savings will help fund the completion of the rock façade project slated to begin soon. Finally, it was noted by President Pete Heidenfelder that the ticket and site review process needs to be improved so that residents not abiding by community traffic rules and maintenance standards could be fined more vigorously.

Site Reviews Now to Be Conducted Every Other Month

Homes are aging in our community and the board of directors has new interest in making sure that homes are maintained in accordance with the CC&R's. This means garage doors should be closed, garage doors/frames shall be neatly painted, and newspapers shall be removed from driveways/front yards daily to mention a few issues. The next site review is scheduled for January and every other month after that for 2011. Note that photos will be taken of violations before & after deadlines are given!

Board of Directors

President-Pete Heidenfelder

Vice President-Dan McCombs

Treasurer-Ed Parada

Secretary-Dave Friedman

Member-Larry Nicholas

Management Company
Fidelity Management Service Inc.
9310 Topanga Canyon Blvd. 220A
Chatsworth CA 91311

Property Manager
@TheHeightsAtPorterRanch.org
Phone - (818) 407-6630
Fax - (818) 407-6631

Security Company
Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311
Mike Goodwin
AceSecurity
@TheHeightsAtPorterRanch.org



Garage Door Frame-Peeling Paint

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	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

Recent Home Sales

(Data source: Southland Regional Association of Realtors 01/05/11. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Coorsgold Lane	4	- 3.00	- 2282	- \$599,000	-----	
Active	- Ahwanee Lane	5	- 3.00	- 2688	- \$639,900	-----	
Active	- Mid Pines Lane	5	- 3.00	- 2825	- \$699,999	-----	
Active	- Buckeye Mead.	4	- 3.00	- 3160	- \$630,000	-----	
Sold ----	Mariposa Creek	5	- 3.00	- 2358	- \$679,000	- \$650,000	- 10/18/10
Sold ----	Oakhurst Way	3	- 3.00	- 2118	- \$599,000	- \$575,000	- 10/20/10
Sold ---	Sierra Meadows	5	- 3.00	- 2655	- \$714,000	- \$660,000	- 09/15/10

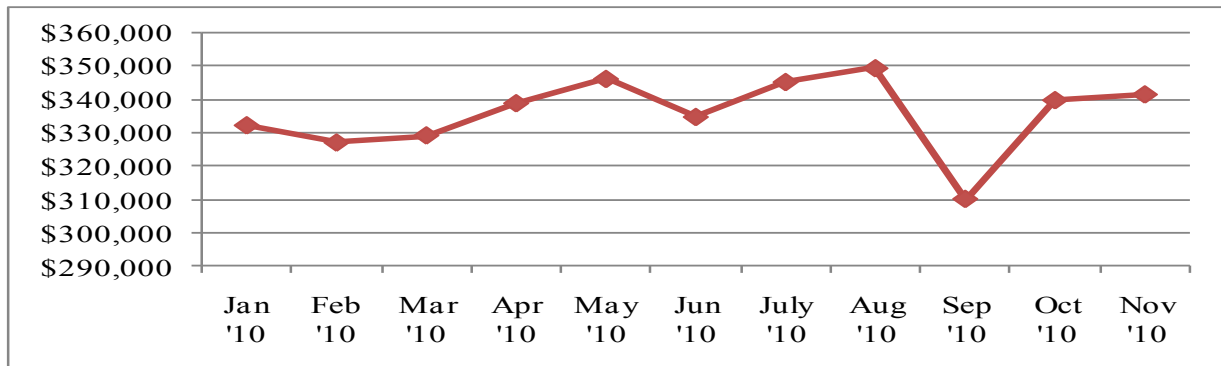
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 01/05/11. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$3,095	-----	
Rented	- Sierra Meadows	5	- 3.00	- 2358	- \$3,200	- \$3,200	- 11/20/10
Rented	- Yosemite Circle	5	- 3.00	- 2405	- \$2,795	- \$2,750	- 11/09/10
Rented	- Buckeye Mead.	4	- 3.00	- 3214	- \$3,300	- \$3,200	- 11/01/10
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,000	- 09/07/10
Rented	- Ahwanee Lane	3	- 3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10
Rented	- Mariposa Bay	4	- 3.00	- 3214	- \$3,595	- \$3,595	- 07/15/10

Los Angeles Median Home Price - January 2010 to November 2010

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



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** available at: www.SanFernandoValleyHomes.us

The Real Estate section of this newsletter is updated by your neighbor Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area available at Ed@SanFernandoValleyHomes.us.