



February 2013

Community Web Site Available at
www.TheHeightsAtPorterRanch.org
for desktop computers and at
www.TheHeightsAtPorterRanch.com
For mobile phone users.

Next H.O.A. Meeting

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

Delinquencies and Accounts Receivable Down Significantly!

The amount of money owed to the community by residents for back dues, fines and fees has decreased drastically over the last 18 months. This is due in part to some write offs, but it is due largely to the efforts of our attorneys to collect funds, the co-operation of security in shutting off RFID tags for non-payment of dues and fines, the Board's assertive actions regarding foreclosing on seriously delinquent homeowners and it is also due to the property manager's strict adherence to lien and collection policies implemented a few years ago. The effect of these combined efforts has led to an estimated 66% reduction of receivables over the past several years. This means that cash flow has improved and this could result in dues continuing at their current low levels for another year. More on the topic of dues when the budget is prepared later in the year.

Paying Your Dues via Your Online Banking

Although a few residents have asked about paying dues and fines via credit card, it is the policy of the Board of Directors not to allow this. However, the alternative to payment by credit card is paying via your bank's online bill payment service! This is a popular option for about 40% of our residents and helps minimize late fees due to homeowners forgetting to pay their dues before the 15th of each month. Those interested in this option should contact their bank and ask about this service. Most banks offer this convenience and you can practically forget about those \$18.50 late fees, but remember to check your statements monthly. Those considering online bill pay should also sign up for electronic or email billing statements of their monthly dues. It is easy to do. Email propertymanager@theheightsatporterranch.org for questions or help.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board met and reviewed some minor landscape issues and irrigation box controller issues.

Stop Signs in Our Community

One of the many reasons people decide to buy or rent in gated communities is for a sense of security. Gates and a security officers promote this sense of safety, but at the same time, many of the safety issues raised in our community have to do with residents behaving irresponsibly in our community. The most common example of this is when stop signs are not respected. Please note that it is the obligation of the Board of Directors to educate the members of the community about driving safely in our community and it is also the responsibility of the Board of Directors to implement fines for running stop signs and for violations of our community's Rules and Regulations. Please drive safely in our community and please make sure that your guests and vendors do the same.

Board of Directors
President-Pete Heidenfelder
Vice President-Larry Nicholas
Treasurer-Howard Roth
Secretary-Dave Friedman
Member-Dan McCombs

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Ace Security Patrol Car

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