



February 2015

Community Website Available at www.TheHeightsAtPorterRanch.org for desktops/laptops and at www.TheHeightsAtPorterRanch.com For mobile devices.

Board of Directors

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*BoardOfDirectors@
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Next H.O.A. Meeting

The next meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, February 17th, 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.

Driving Down Mariposa Bay Lane a Bit too Fast?

Please note that our neighbors on Mariposa Bay, and on other streets too, have complained about residents and guests driving too fast down the hilly streets of our community. This is certainly an issue for the speeders, but it is also an issue for those pulling out of their driveways. Please look both ways before pulling out of your driveway and please make sure that you, your family members and guests drive safely in our community. That means driving at or below the speed limit and please make full and complete stops at stop signs. Fines start at \$100 and they go up to \$300 for repeat offenders.

Reasons Why a Dues Increase in 2016 May Be Needed

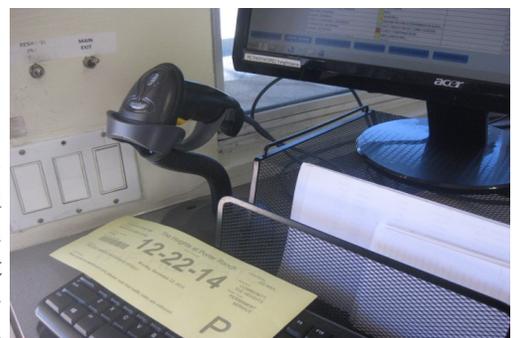
At the end of 2015 the community dues will have been at \$185 for 7 full years. While the intentions and hopes of the board are that dues continue at \$185 for 2016, here are reasons why an increase may be needed for 2016:

1. Despite the community's water conservation efforts, the bills received for water have gone up and are expect to continue to go up in the coming years. (We incurred \$177,500 in 2011, \$208,000 in 2012, \$235,000 in 2013 and over \$240,000 in 2014.)
2. Year end surpluses have been minimal despite the fact that expenditures and budget line items for various expenses have been significantly reduced or eliminated over the last two years.
3. Finally, despite the fact that interest earned and unrealized gains on the community reserve accounts were quadruple what was budgeted, the percent we have funded our reserves funds has not gone up significantly over the last several years. (At the end of 2012 we were at about 73.4%, at the end of 2013 we were at about 79% and at the end of 2014 we were at only 78.4%.)

In summary, even though income for the community was significantly more than what was budgeted and even though the expenses for the community were significantly below what was budgeted, the community has not been able to save what it should. More later in the year on the topic of a possible dues increase in 2016.

Bar Code Scanner Now in Use at the Guardhouse

In an effort to minimize wait times for our guests, our Association and security company has purchased and implemented a bar code scanner system which is integrated with our existing security access system. The scanner will be used to read passes and will allow the guards to document guest entry more quickly thus minimizing wait times in the visitor lane by as much as 75%. Hats off to Mike Goodwin for his research on the system and for negotiating the purchase of the system at the vendor's cost.



New Bar Code Scanner

The Heights at Porter Ranch newsletter is designed and edited by Ed Parada. Comments or ideas for articles can be sent to PropertyManager@TheHeightsAtPorterRanch.org

Management Company

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