



# February 2016

Community websites at

[www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org)  
for desktops and laptops

[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)  
for smartphones and tablets

Social Media Accounts at



## Next H.O.A. Meeting

The next HOA meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, February 16th, 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.

## Electronic Billing Statements

The board of directors has recommended the use of email billing statements over paper statements for years. Even though new residents are required to receive statements and newsletters by email and even though some residents have switched over to electronic statements to have late fees removed, less than half of all residents receive forms in this fashion. Give it a try today and if you have a recent late fee, it can be waived if you sign up for email billing statements. No questions asked!

## Contractors/Vendors/Gardeners/Cleaning Staff

Our rules and regulations II G. state that, "work that creates noise or is otherwise disruptive may only occur within the following hours: Monday through Friday 7:00 am to 6:00 pm., Saturday 8:00 am to 6:00 pm. And Sunday and Holidays prohibited." This means that you may not have your gardeners, landscapers, contractors or other workers come into the community early, late or on certain days. Our community security officers are instructed to prohibit access to these types of vendors, but if you allow workers to come into the community and they disrupt the quiet of our HOA, you will be called to hearings and you may be fined! Please be mindful of this and please make sure that any disruptions, even during normal working hours, are limited.

## Are You a Landlord in The Heights? Please Note:

Over the last 10 years many owners turned their personal residences into rental property. The reasons for this have been numerous, but even though this trend is down significantly one issue related to rental homes in the community continues to be difficult to solve. Landlords often move out of the community and fail to share forwarding/ mailing addresses with security or the management company. If you have done this, please contact our property manager to have that information updated or documented. Some official notices and correspondence must be sent by mail like election materials and legal notices so please check with our manager and or security.

## Thinking about Selling or Renting your Home? Please Note:

Almost 15 years ago the board of directors authorized the creation of the community website. One of many reasons for having the website was to inform residents about home values and rental values in the community. Although there are numerous websites that allow residents to gather information about home values and recent sales, the community website is the only site that publishes comparables exclusively for The Heights. Visit our website and click on the "The Heights - Recent Sales" or "The Heights - Recent Rentals." Additional information is available at "Porter Ranch - Recent Sales" and "Porter Ranch - Recent Rentals." Check out the information, but verify values and data with your trusted real estate agent or Realtor.

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**President**-Pete Heidenfelder  
**Vice President**-Larry Nicholas  
**Treasurer**-Tom Saebfar  
**Secretary**-Dan McCombs  
**Member**-Roya G.

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Check out Recent Sales/Rentals

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