

Northridge Heights Community Association



January 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, January 15, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Dues Increase Effective Immediately

Although residents in the communities in Porter Ranch have seen H.O.A. dues rise over the last several years, residents in our community have seen no dues increase since 2002! Unfortunately, this is about to change. In November of 2007, the Board of Directors decided that a dues increase was necessary to meet growing costs related to inflation, rising minimum wage and increasing water rates. The dues charged to residents in similar communities range from about \$177 a month to almost \$245, so the new amount we will be paying is still very reasonable. What is the new amount? It's only \$175 a month, a \$10 increase effective **January 2008!**

Is Your Driveway Clean? Is Your Garage Door Maintained & Closed?

At July's board meeting a committee was created to help the management company maintain the high aesthetic standards that our residents demand of the community. September's newsletter informed residents that conditions relating to excessively faded stucco, significantly discolored or damaged garage doors, oil soaked driveways and related aesthetic issues needed to be addressed. Since October, hundreds of maintenance issues have been brought to the attention of our residents. If you are one of the many residents who have been asked to clean your driveway, repaint your garage door, maintain your home or keep your garage door closed, please do so as the next phase of this project is about to be implemented. If residents fail to address these issues immediately, they will be asked to appear before the Rules Committee or Board of Directors to face possible fines. Please make the recommended repairs and please keep your garage door closed!

Web Site, Email, and Tech News



The latest version of the NHC Rules and Regulations has been made final and is now available on the community web site. This version contains numerous revisions. Parking rules have been updated and the fine schedule has been revised to reflect the board of director's position on discouraging residents from speeding and running stop signs in the community. Check it out today by clicking on Rules and Regulations 2007!

Security Corner

Thank you residents for following parking and traffic rules and helping keep our community safe and enjoyable for all. Remember that children should not be allowed to stand through the sunroofs of cars, sit on the window sills of cars, or straddle front seat consoles of vehicles upon entering the community. Please consider the safety of your children and passengers.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

matkinson@rossmorganco.com

After hours emergencies:

(818) 907-6622 ext. 811

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. Comments can be sent to Ed@SanFernandoValleyHomes.us or call 368-0707 or fax 368-0703.

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 567-1279
Ace Security Fax	(818) 567-1302
Guardhouse	(818) 831-8350
LAPD	(818) 832-0633
Police/Non-Emergency	(877) 275-5273
Fire Station	(818) 756-9728
City Hall	(818) 756-8121
Utilities/DWP	(800) 827-5397
The Gas Company	(800) 427-2200
Street Light Replacement	(800) 342-5397
Household Hazardous Waste	(800) 988-6942
Animal Control	(888) 452-7381
Graffiti Hotline	(800) 611-2489
Shopping Cart Pick Up	(800) 252-4613
West Valley Animal Shelter	(888) 452-7381, prompt 1-4-6
To Report Fires	911 or (818) 785-2151
To Request Ambulance	911 or (818) 785-2151
Brush Clearance Unit	(818) 374-1111
Fire Prevention Office	(818) 374-1111
Ross Morgan & Co. Office	(818) 363-0399
Ross Morgan & Co. Fax	(818) 363-4477

Recent Home Sales

(Data source: Southland Regional Association of Realtors 12/02/07. 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 Pines	3	- 2.00	- 1881	- \$724,999		
Active	- Yosemite Circle	3	- 3.00	- 2100	- \$704,500		
Active	- Bear Valley Lane	3	- 3.00	- 2118	- \$709,950		
Active	- Yosemite Circle	4	- 3.00	- 2677	- \$874,876		
Active	- Mariposa Bay	5	- 3.00	- 2712	- \$789,900		
Sold	- Mariposa Creek	3	- 3.00	- 2118	- \$729,950	- \$740,000	- 09/30/07
Sold	- Mariposa Bay	5	- 3.00	- 2712	- \$890,000	- \$895,000	- 09/06/07
Sold	- Mariposa Creek	4	- 3.50	- 2770	- \$849,000	- \$835,000	- 08/27/07
Sold	- Ahwanee Lane	3	- 3.00	- 2057	- \$774,000	- \$750,000	- 08/17/07
Sold	- Owl Creek Way	4	- 3.00	- 2282	- \$849,711	- \$825,000	- 06/06/07
Sold	- Madera Bay Lane	3	- 3.00	- 2118	- \$799,900	- \$795,000	- 05/22/07

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed. Visit the community web site for additional information at www.NorthridgeHeights.com or www.NorthridgeHeights.org.)*

California median home price - October 2007 \$497,110 (Down 9.9 % from October 2006)
Los Angeles median home price - October 2007 \$533,070 (Down 8.6 % from October 2006)

Links to the California Association of Realtors website and web articles on real estate are available at:

www.SanFernandoValleyHomes.us

*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.