

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.com and www.NorthridgeHeights.org)

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, January 20th, at Ed Parada's home located at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm.

Dues Increase Effective Immediately

Although we had a dues increase last year of \$10, another dues increase is going into effect immediately. The board of directors voted unanimously on this after reviewing anticipated expenses for 2009 and after deciding to maintain reserve levels at their present optimal levels. This increase is needed for several reasons, but one of the reasons is related to capital expenditures that are being made at the pool areas and the front entrance. Even though most of these expenditures were planned far in advance, some of the expenses were not budgeted. The new amount is \$185 a month and is still very reasonable for the Porter Ranch area. It will become effective January 2009.

Periodic Emails Beginning in January 2009

In order to better inform our residents about community matters, a periodic email blast relating to issues not covered in the NHC newsletter will begin in January. The emails will be designed to update readers on events, meetings and recent developments relating directly to NHC. Photos of the community or pictures of community volunteers may be included from time to time. If you are interested in getting attention for a Northridge Heights Community event or if you would like to have your email address added to or removed from our list, please contact our email chairperson and board member John Phillips at NorthridgeHeights@verizon.net.

Board of Directors Meeting

Brief Summary of November's Board Meeting-General Session: Of the topics discussed at the meeting, the most notable included conversations related to the progress of the front entrance redesign, the bids related to the pool re-plastering projects planned for the first quarter of 2009, and the bids related to the pool re-decking work also planned for the first quarter of 2009. The board also mentioned the quick response the landscape company made on brush clearance issues after the October fires. Also pointed out was the fact that Landco replaced the burned and damaged sprinkler system at the north end of the community, took steps to mitigate erosion and re-planted the burned areas. The board took steps to insure that delinquent homeowner accounts were handled more effectively and aggressively. See web site for details.

Security Corner

During 2008 residents of our community, as well as our security company, have been noticing paintball vandalism of street signs, traffic signs and of community/common area property. Please report damage of this type immediately and if you know anything about this type of vandalism, please report it immediately to our property manager using the "Request for Action" form available on-line or at the guard house.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-John Phillips

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.com

and

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

matkinson@rossmorganco.com

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. President 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 12/01/08. 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 | Ahwanee Lane | 4 | 3.00 | 2087 | \$689,950 | ----- | |
| Active | Bear Valley Ln | 4 | 3.00 | 2282 | \$599,000 | ----- | |
| Active | Coorsgold Ln | 4 | 3.00 | 2365 | \$699,000 | ----- | |
| Active | Mid Pines Lane | 4 | 3.00 | 2688 | \$680,000 | ----- | |
| Active | Sierra Meadows | 5 | 3.00 | 2712 | \$769,000 | ----- | |
| Active | Mariposa Bay | 4 | 4.00 | 2770 | \$754,900 | ----- | |
| Active | Mariposa Creek | 5 | 4.00 | 2770 | \$860,000 | ----- | |
| Active | Mariposa Bay | 4 | 3.00 | 2814 | \$699,000 | ----- | |
| Sold | Mariposa Bay | 4 | 3.00 | 3168 | \$875,000 | \$840,000 | 10/30/08 |
| Sold | Mariposa Creek | 4 | 3.00 | 2665 | \$669,000 | \$675,000 | 10/24/08 |
| Sold | Mariposa Creek | 3 | 3.00 | 2118 | \$699,000 | \$655,000 | 10/07/08 |
| Sold | Yosemite Circle | 5 | 3.00 | 2378 | \$679,000 | \$645,000 | 08/08/08 |

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.TheHeightsAtPorterRanch.com or www.NorthridgeHeights.com.)*

California median home price - October 2008 \$311,060 (Down 39.9% from October 2007)
 Los Angeles median home price - October 2008 \$366,520 (Down 32.2% from October 2007)

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. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.