



January 2010

*This newsletter is also available on-line at
www.TheHeightsAtPorterRanch.com
or www.NorthridgeHeights.org
and via email alerts from
NorthridgeHeights@Verizon.net*

Next H.O.A. Meeting

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

Avoid Late Fees.....Pay Your Dues Electronically!

Did you know that about 25% of homeowners in our community pay their dues electronically? These homeowners not only avoid late fees, they save on postage and they DO NOT PAY FEES for non-sufficient funds in the event they forget to cover the payment! (As long as dues are paid by check before the due date, there is no late fee if the auto debit is unable to charge your account.) Most of the board members are now on auto debit or "ACH" and they hope you fill out the attached form to sign up today. If you have additional questions about ACH or auto debit call our property manager Jeannie Gaspar at 363-0399 ext. 104 or email her at Jeannie@RossMorganCo.com.

Welcome New NHCA Property Manager.....Jeannie Gaspar

The board of directors welcomes a minor change in the services we are receiving from our property management company Ross Morgan and Company. Our new property manager, effectively immediately, will be Jeannie Gaspar. She is no stranger to our community as she has been with Ross Morgan for several years and she has met with key individuals in the community to bring her up to speed on expectations of the community and on practices of the board of directors. We appreciate the continued support of our management company. The board is confident that this change will be positive and will be welcomed by all.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The board invited Mr. Chad Cheung, President of The Promenade HOA in Porter Ranch, as a guest of the meeting. Mr. Cheung shared information on collection procedures and options being used by law firms and collection companies to recoup delinquent dues from homeowners. He promised to promote and continue communication between the two neighboring communities and boards. Also discussed at the meeting was the change in the property manager for our HOA. Ross Morgan and Company will continue to serve our community, but the new property manager will Jeannie Gaspar. She has experience with our community and will meet with key individuals to bring her up to speed on issues within the community. Also discussed at the meeting was the continued board focus for resolving resident dues delinquencies and how the irregular collections have affected the community's cash flow. The board has directed legal council to be firm, but fair, until delinquent accounts are resolved. More on this topic in 2010.

Security Corner - Pet Identification

The security committee would like to recommend to all dog and cat owners to make sure their pets are wearing ID tags in case their pets get lost in the community. Electronic chips are also recommended, but in the case your pet is lost, email photos to our webmaster Ed Parada and they will be placed on the community web site! (Photo courtesy of Daniela Parada and her pet Angel.)

*The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to Ed@SanFernandoValleyHomes.us or call (818) 414-9977.*

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Management Company

Ross Morgan & Company

Jeannie Gaspar

Phone: (818) 363-0399 ext. 104

Fax: (818) 363-4477

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

jeannie@rossmorganco.com



Always ID your pet. Daniela P. did!

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850	Animal Control	(888) 452-7381
Guardhouse	(818) 831-8350	Graffiti Hotline	(800) 611-2489
LAPD	(818) 832-0633	Shopping Cart Pick Up	(800) 252-4613
Police/Non-Emergency	(877) 275-5273	West Valley Animal Shelter	(888) 452-7381
Fire Station	(818) 756-9728	To Report Fires	(818) 785-2151
City Hall	(818) 756-8121	Request Ambulance	(818) 785-2151
Utilities/DWP	(800) 827-5397	Brush Clearance Unit	(818) 374-1111
The Gas Company	(800) 427-2200	Fire Prevention Office	(818) 374-1111
Street Light Replacement	(800) 342-5397	Ross Morgan & Co. Office	(818) 363-0399
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 363-4477

Recent Home Sales

(Data source: Southland Regional Association of Realtors 12/01/09. 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 Creek	3	- 3.00	- 2118	- \$579,999	-----	
Active	- Coorsgold Lane	5	- 3.00	- 2365	- \$699,000	-----	
Sold ---	- Mariposa Creek	3	- 4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09
Sold ---	- Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	- \$605,000	- 10/01/09
Sold ---	- Madera Bay Ln	3	- 3.00	- 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	- Ahwanee Lane	4	- 3.00	- 2087	- \$609,000	- \$590,000	- 08/06/09
Sold ---	- Mariposa Bay	4	- 3.00	- 2814	- \$680,000	- \$680,000	- 08/03/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 12/01/09. 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 \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	-----	
Active	- Yosemite Circle	3	- 3.00	- 2405	- \$2790	-----	
Rented	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	- \$2,950	- 10/10/02
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,150	- \$2,950	- 10/02/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$2,950	- 08/19/09
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,095	- 08/16/09

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)

California median home price - October 2009 \$297,500 (Up 0.3% from September 2009)
 Los Angeles median home price - October 2009 \$346,030 (Down 1.6% from September 2009)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*

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