



# January 2011

This newsletter is also available on-line at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org) and via periodic email alerts from [TheHeightsAtPorterRanch@gmail.com](mailto:TheHeightsAtPorterRanch@gmail.com) And from [BoardOfDirectors@TheHeightsAtPorterRanch.org](mailto:BoardOfDirectors@TheHeightsAtPorterRanch.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 18th, 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.

## New Stop Signs at installed at Madera and Mariposa Bay Lane!

Over the years many residents have complained about speeders up and down Mariposa Bay Lane. While increased patrols have helped mitigate this issue, the problem persists. In an effort to keep the streets of our community safer, the security committee and the board of directors have authorized the installation of two stop signs at the corner of Madera Bay Lane and Mariposa Bay Lane. Please note these new stop signs in our community and please make a conscious effort to stop at ALL stop signs.

## RFID Tags Aren't Transferrable! Unauthorized Stickers Will...

It has come to the attention of our security company and our security committee that some residents have removed RFID tags/stickers from their vehicles and have either placed the stickers on another car or have given them to their visitors! Not only is this use inconsistent with the purpose of the RFID system, it provides inaccurate data on resident vehicles and guest entry. Although the tags are rendered useless if damaged only slightly, by order of the security committee and the board of directors, any stickers being used on vehicles not registered for use will be DEACTIVATED IMMEDIATELY. Residents caught transferring tags risk losing access to the community and RFID privileges.

## Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: At November's meeting our new board president Pete Heidenfelder presided over his first meeting. One of his first agenda items as new president was to address speeding vehicles on Mariposa Bay Lane. The bid he requested for the installation of two stop signs at Madera and Mariposa was reviewed and received unanimous support. Next on his agenda was to address the pool decking repairs. He requested that the warranty work required be executed immediately. He insisted that the resurfacing be done before the next swim season and that the surface color provide more contrast to the pool house buildings so that dirt and stains would be less evident. The project was also approved unanimously. Finally, he insisted that he and the property manager would work together to pursue compensation of the water line that DWP had been inadvertently charging the community for years. The discovery of this erroneous billing was actually made by Pete himself through various calls and lengthy research during the year. Finally, Pete lingered on after the meeting with a couple board members to make sure various projects received the attention they require. Way to hit the ground running Pete H.!

## Site Review Info

In an effort to reduce the base fee charged by Fidelity Management Services and to streamline the letter writing/hearings process, the board of directors has asked Ed Parada to coordinate site review and ticket letters. Look for improvements in 2011!

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](mailto:Ed@SanFernandoValleyHomes.us) or call (818) 527-6327.

## Board of Directors

**President-Pete Heidenfelder**

**Vice President-Dan McCombs**

**Treasurer-Ed Parada**

**Secretary-Dave Friedman**

**Member-Larry Nicholas**

## Management Company

Fidelity Management Service Inc.  
9310 Topanga Canyon Blvd. 220A  
Chatsworth CA 91311  
Office - (818) 883-4442 ext. 233  
Fax - (818) 883-6761

**Dee Smith**

*PropertyManager*

[@TheHeightsAtPorterRanch.org](mailto:@TheHeightsAtPorterRanch.org)

## Security Company

Ace Security  
21006 Devonshire St. #209  
Chatsworth CA 91311

**Mike Goodwin**

*AceSecurity*

[@TheHeightsAtPorterRanch.org](mailto:@TheHeightsAtPorterRanch.org)



Stop Signs Installed at Madera/MBL

## 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	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

## Recent Home Sales

(Data source: Southland Regional Association of Realtors 12/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org).)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Coorsgold Lane	4	- 3.00	- 2282	- \$599,000	-----	
Active	- Ahwanee Lane	5	- 3.00	- 2688	- \$639,900	-----	
Active	- Mid Pines Lane	5	- 3.00	- 2825	- \$699,999	-----	
Active	- Buckeye Mead.	4	- 3.00	- 3160	- \$660,000	-----	
Sold ----	- Mariposa Bay	4	- 3.00	- 3167	- \$698,700	- \$705,000	- 11/03/10
Sold ----	- Mariposa Creek	5	- 3.00	- 2358	- \$679,000	- \$650,000	- 10/18/10

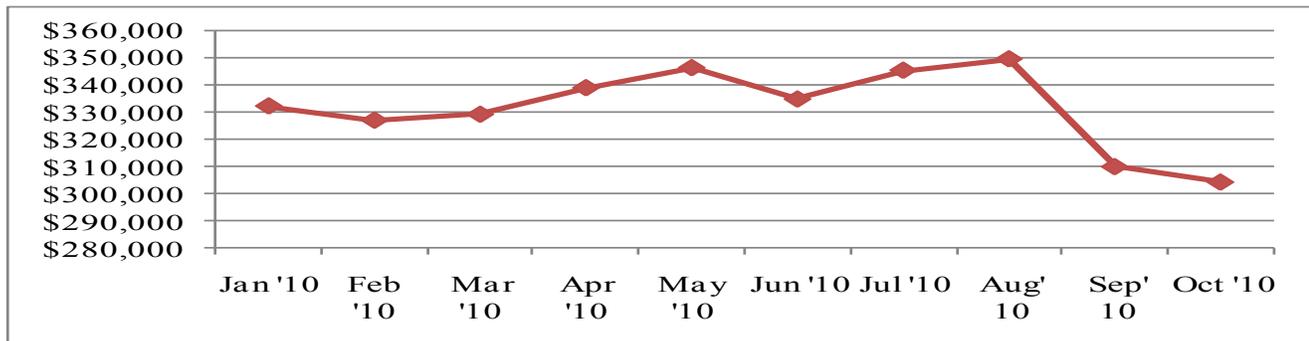
## Recent Home Rentals

(Data source: Southland Regional Association of Realtors 12/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org).)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$3,195	-----	
Rented	- Sierra Meadows	5	- 3.00	- 2358	- \$3,200	- \$3,200	- 11/20/10
Rented	- Yosemite Circle	5	- 3.00	- 2405	- \$2,795	- \$2,750	- 11/09/10
Rented	- Buckeye Mead.	4	- 3.00	- 3214	- \$3,300	- \$3,200	- 11/01/10
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,000	- 09/07/10
Rented	- Ahwanee Lane	3	- 3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10

## Los Angeles Median Home Price - January 2010 to October 2010

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



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** available at: [www.SanFernandoValleyHomes.us](http://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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