

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 Annual meeting. It will be held on the 3rd Thursday of the month, July 16, at 7:00 p.m. in the community park. Hope to see you there.

Board Member J. Phillips Moving on. Welcome D. Friedman

One of our dedicated and devoted board members, John Phillips, has sold his home and will be relocating to Nevada later this year. He participated significantly during the 9 months he was a board member and we thank him for his team spirit during this time, but we also look forward to enhancing our relationship with long standing community volunteer Dave Friedman who was selected by the board of directors to complete John's term. Hats off to John Phillips and welcome new board member Dave Friedman who has been Social and Recreation Chairperson for years.

Pest Control Tip and NHC Map

Did you know that leaving pet food out at night attracts mice, rats, possums, skunks and raccoons which in turn attract coyotes? Keep your pet's food dish clean and keep small pets inside at night during the warmer months when coyotes are most active. Also, continue using the NHC map, available on the community web site, to report pest hotspots to our management company. NHC uses the maps to help our pest control company monitor areas of concern. The map can be used to report rodents, rabbits and bees as well.

Wireless Internet at the Pool

Wireless internet access has been available in the new pool area since summer of 2008. Residents interested in obtaining the password for the NHC security enabled wireless router called "11452 Mariposa" should request the password at NorthridgeHeights@verizon.net. Router donation courtesy of NHC Treasurer Wyatt Underwood.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: The main topic of conversation at this meeting related to the final phases of the pool re-decking project and the non-skid materials that are going to be used. The replacement of the old pool spa heater and jet pump were noted and Board Secretary Pete Heidenfelder presented bids and information relating to the triennial re-slurry project that is scheduled for August. Also, the board continued discussing the reduction of expenditures. Eliminating our water conservation company was discussed in light of new DWP regulations.

Security Corner

Residents should remember that the recreation facilities are intended for residents and guests of residents. Guest participation without their host is not permitted. Also, please remember that not only is it against community rules for under-aged children to use the pool facilities unsupervised, it is also very dangerous. Please remember to supervise, or have your young children supervised, when using the pool areas.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.org

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 (818) 368-0707.

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
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
Michelle Atkinson	matkinson@rossmorganco.com

Recent Home Sales

(Data source: Southland Regional Association of Realtors 06/10/09. 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	Ahwanee Lane	4	3.00	2087	\$609,000		
Active	Madera Bay Ln	3	3.00	2118	\$604,900		
Active	Coorsgold Ln	4	3.00	2365	\$699,000		
Active	Ahwanee Lane	4	3.00	2688	\$635,000		
Active	Mariposa Bay	5	3.00	2378	\$708,888		
Active	Mariposa Bay	4	3.00	2814	\$680,000		
Sold	Buckeye Meadow	4	3.00	2844	\$649,000	\$640,000	05/11/09
Sold	Mid Pines Lane	5	3.00	2405	\$699,000	\$660,000	05/01/09
Sold	Ahwanee Lane	5	3.00	2427	\$619,777	\$600,000	03/11/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 06/10/09. 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	Coorsgold Ln	3	3.00	2118	\$2,890		
Active	Mariposa Bay	5	3.00	2712	\$3,250		
Active	Mariposa Bay	5	3.00	2712	\$3,295		
Rented	Mariposa Bay	5	3.00	2712	\$3,195	\$3,195	05/30/09
Rented	Oakhurst Way	3	3.00	2118	\$2,895	\$2,800	04/23/09
Rented	Oakhurst Way	4	3.00	2300	\$2,900	\$2,900	04/01/09
Rented	Yosemite Cir.	5	3.00	2405	\$2,790	\$2,790	02/12/09

*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.