



July 2010

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via email alerts from TheHeightsAtPorterRanch@gmail.com And from BoardOfDirectors@TheHeightsAtPorterRanch.org

Board of Directors

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Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

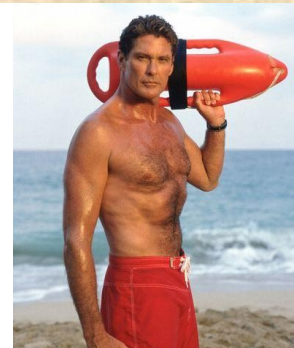
Member-Dave Friedman

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
Property Manager
@TheHeightsAtPorterRanch.org



Sorry, no lifeguard on duty at pools!

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, July 20th, 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 Management Company-Fidelity Management Service Inc.

Since August of 2008, complaints about our previous management company have been the focus of the board of directors. Many of the complaints about the property manager and the management company related to poor communication and failures in the areas of documentation and follow up. Over the last 2 years the Ross Morgan was given numerous warnings about being more accountable for their performance and late last year the board of directors fired the property manager because of her inability to attend board meetings; she missed 7 out of 11 meetings! The board of directors took over some duties during the last two years in exchange for a reduced management fee, but this caused the management company to be even more unfamiliar with events relating to our community. In March they closed their offices in the Porter Ranch area. For these reasons and others, they were dismissed and replaced with Fidelity Management Services Inc. as of July 1 2010. Fidelity is a local company based in Chatsworth managing dozens of communities in the San Fernando Valley. The CEO used to be the president of one of our neighboring communities; he understands the culture of our community and has a vested interest in the Porter Ranch area. The board is confident that the new company has the desire, expertise and technological abilities to serve our community, but they have been forewarned that if their performance is not excellent over the next 2 years, they will be replaced with another local management company interviewed by the board recently. Their communication with and for the community will be monitored via the email address our community has assigned them, but please report any issues to the board as it is in the our best interest to avoid documentation and communication issues encountered in the past. Welcome Fidelity, but let the board know about any issues with our new management company. Finally, if you pay your dues via autodebit or ACH with Ross Morgan, visit our community website for information on payment options beginning in July.

Board of Directors Meeting

Brief Summary of recent Board Meeting No meet held with the Ross Morgan Company, but an informal meeting with Fidelity Management was held. See above article.

NHCA Does Not Have Lifeguards on Duty at Pools, but.....

The policy of our community is not to have lifeguards on duty at our community pools during the swim season. However, this year we will be having a seasonal patrol by our security company. This patrol will focus on addressing pool related issues.

These issues include guarding against unauthorized use of our recreational facilities, unpermitted activities at our park, as well as excessive noise coming from the pools, community park or tennis courts. Also, please note that in the recent rules and regulations the maximum number of players allowed on the tennis courts at any time is 6. Enjoy our facilities, but be considerate of others.

*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.*

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) 907-6622
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 907-0749

Recent Home Sales

(Data source: Southland Regional Association of Realtors 06/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Coorsgold Lane	3	- 3.00	- 2118	- \$579,900	-----	
Active	- Sierra Meadows	5	- 3.00	- 2655	- \$719,000	-----	
Active	- Mariposa Creek	4	- 4.00	- 2844	- \$610,000	-----	
Active	- Mariposa Bay	5	- 3.00	- 3160	- \$749,900	-----	
Sold ----	- Madera Bay Ln	3	- 3.00	- 2118	- \$598,950	- \$598,950	- 05/14/10
Sold ---	- Mariposa Bay	5	- 3.00	- 2378	- \$600,000	- \$620,000	- 04/20/10
Sold ----	- Mariposa Creek	3	- 3.00	- 2118	- \$579,999	- \$565,000	- 02/26/10

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 06/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Coorsgold Lane	3	- 3.00	- 2218	- \$2,850	-----	
Active	- Mid Pines Lane	5	- 3.00	- 2825	- \$3,499	-----	
Rented	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	- \$ 2,795	- 03/20/10
Rented	- Mariposa Bay	5	- 4.00	- 3443	- \$3,695	- \$3,695	- 03/01/10
Rented	- Yosemite Circle	3	- 3.00	- 2405	- \$2790	- \$ 2.790	- 12/09/09
Rented	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	- \$2,950	- 10/10/09

Real Estate Trends in California

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

California median home price - April 2010 \$306,230 (Up 1.5% from March 2010)
Los Angeles median home price - April 2010 \$338,970 (Up 3.0% from March 2010)

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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