



July 2011

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

Another New Management Company?? Yes, PRCAM on 7/1/11

The board of directors for our fine community has hired Porter Ranch Community Association Management, or PRCAM, as our new management company effective July 1, 2011 in an effort to trim community costs for property management and at the same time enhancing services that the community receives. Our new property manager will be none other than neighbor and long time board member Ed Parada. Not only is he a licensed real estate broker/property manager, but he is wrapping up the required documentation to be a Certified Community Association Manager with the California Association of Community Managers. Ed is very familiar with the needs and standards of our community having served on our volunteer board for almost 8 years. For this reason the board believes that our new relationship with PRCAM should provide stability of management, effective service, and value to our community for many years to come. Please note that dues will be submitted to a new address. It is The Heights at Porter Ranch P.O. Box 8047 Porter Ranch CA 91327. Please make sure to write the property address somewhere on the check and please use the return envelope in the monthly mailer or sign up to receive the billing statement, monthly bulletin and other HOA documents by email. Return the attached form with your payment or visit the community web site for the form and for additional information relating to payment of dues, receiving governing documents for escrows, and contact information on the new management company.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The board of directors met during the month of May. It discussed its past efforts to reduce receivables and hailed the fact that their efforts have begun to pay off as serious delinquencies began to go down for the first time in a few years. On this same topic, the board discussed pre-lien options and foreclosure actions on a couple of homes as well as collection actions on recent bad debt write-offs. The board also discussed the topic of using email to send HOA documents to residents instead of mailing them. This option is not only environmentally friendly, but it is also less expensive for the community especially at certain times of the year when budget, financials and other documents are required to be sent to all residents. The board also discussed strategies to help the new management company transition into our community. See article above.

Security Corner-Call Ahead for Your Guests on July 4th

The security committee, Ace Security and the board of directors would like to remind residents that calling the guardhouse with information on your guests prior to the holiday event will make it easier for guests and residents of The Heights to enter our community in a timely fashion. Also, remember that the use of fireworks is prohibited inside our community. Have a safe 4th of July.

Board of Directors

President-Pete Heidenfelder

Vice President-Dan McCombs

Treasurer-Howard Roth

Secretary-Dave Friedman

Member-Larry Nicholas

NEW Management Company

Porter Ranch Community Association Management
P.O. Box 8047
Porter Ranch CA 91327
PropertyManager
@TheHeightsAtPorterRanch.org
(818) 527-6327 (Call/Text/VM)
(818) 368-0707 (Fax)

Security Company

Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311
Mike Goodwin
AceSecurity
@TheHeightsAtPorterRanch.org



Fireworks Prohibited in The Heights

Comments or ideas for articles can be sent to:

PropertyManager@TheHeightsAtPorterRanch.org or BoardOfDirectors@TheHeightsAtPorterRanch.org

