



# July 2017

Community websites at

[www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org)  
and  
[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)

and

Social Media Accounts at



## Next H.O.A. Meeting

The next HOA meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, July 18th, at 19911 Mid Pines Lane, Porter Ranch. The general meeting begins at 6:00 pm and the annual adjourned/executive meeting at 7:00 pm. See you there.

## Maintenance Calendar and Other Calendars on Website

As our community ages the maintenance demands of our HOA grow. For this reason our manager has created an electronic calendar so our board, and our residents, can check the status of maintenance projects both routine and out of the ordinary. Visit our website and click on the "Contact" link to locate the mentioned calendar. Our website also has calendars related to board meetings, hearings committee meetings and committee meetings. Click on the "Meetings" link at the top of the home page for that and if you are interested in reserving the community park, click the "HOA Matters" for that calendar.

## Independent Accountant's Review Report for 2016 Available

Please note that the 2016 Independent Account's Review Report by the community's Certified Public Account firm Inouye, Shively & Klatt is almost complete. The review is done in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Our CPA firm applies analytical procedures to the HOA's financial data and suggests material modifications if required. Call or email the property manager to request your copy.

## Thanks for The Fast Response

"Thanks for the fast response" is a refrain that residents often use to complement me on the speed that their emails are returned. This attention to quick service is not by accident; it is intentional! Being a resident and manager in the HOA it has always been important to me to perform property management in a way that only a homeowner would be able to provide. Unfortunately it is difficult to process all resident requests quickly. Residents should understand that many repair jobs require time to obtain competitive bids and arch applications are processed by volunteers who have family or career obligations. In the future, if you have a concern about a repair or about the processing of a document, please understand this, but let me know if your request can benefit from a speedy response from your on-site property/community manager. Ed Parada

## July Adjourned Annual Meeting

As of the date of this publication on 6/20/17, the June annual meeting will likely be short the 50% quorum required by our CC&R's and Election Rules and Voting Procedures. This means that ballots received will be held unopened until the adjourned meeting in July where 25% quorum will be required to open and count the ballots. Even though only one person is running, there are two positions available and write in candidates or floor nominations will help determine additional candidates, if the 25% quorum is met. Come the meeting for more or email Ed for updates.

## Board of Directors

**President**-Pete Heidenfelder  
**Vice President**-Larry Nicholas  
**Treasurer**-Tom Saebfar  
**Secretary**-Dan McCombs  
**Member**-Dave Koerner

The Heights at Porter Ranch  
P.O. Box 8047  
Porter Ranch CA 91327-8047

*BoardOfDirectors@  
TheHeightsAtPorterRanch.org*

## Management Company

Porter Ranch Community Assoc. Mgmt.  
P.O. Box 8047  
Porter Ranch CA 91327-8047  
[www.PorterRanchCAM.com](http://www.PorterRanchCAM.com)

## Property Manager

Ed Parada AMS/CMCA/CCAM-LS-PM  
[Ed@PorterRanchCAM.com](mailto:Ed@PorterRanchCAM.com)  
(818) 927-1450 (Voicemail 24/7)  
(747) 221-6060 (After Hour Emergencies)

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