

Northridge Heights Community Association



July 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, July 17, 2007 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Implementation Phase of "RFID" System Coming in August

During the month of August, the "RFID" entrance system will replace the key-pads and gate openers with a radio-frequency identification system that reads a coded sticker attached to each vehicle. Once the system is in place, it will be easier for residents to enter the community, but it will be more difficult for unauthorized vehicles to get in. In the coming weeks residents will be asked to register their vehicles and have the assigned stickers applied to their vehicles. The attached form will be used to process the sticker distribution and should be completed at the time the decals are placed on the vehicles by the security company. For details see the attached mailer or visit the community web site.

H.O.A. Dues Information on Web Site



Did you know that our HOA dues have not increased in five years? That's right, and of the six communities built since the early 1990's only one has dues lower than ours! The reasons we have been able to hold dues at their current level for so long are multi-fold, but you can thank NHC Treasurer Howard Roth and NHC President Dan McCombs for establishing and maintaining such high fiscal standards for our association. For more info about paying dues and dues paid by residents in nearby communities, visit the web site and click on "H.O.A. Dues."

Patriots Expected to Fill Our Community Park on July 4th

As you may already know, NHC has one of the best viewing areas in the entire Valley for the 4th of July fireworks spectacular. From our community park as many as 5 different shows can be viewed simultaneously! It is for this reason that so many residents and their guests visit the NHC park on this date. Historically, between 600 to 750 guest passes are issued in the hours prior to the festivities. 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 event will make it easier for your guests and NHC residents to enter our community in a timely fashion. Have a great 4th of July and remember that the use of fireworks is prohibited both inside our community and outside as well.

Security Corner

On May 14 a serious car accident occurred at the corner of Mariposa Bay Lane and Madera Bay Lane. The force of the impact caused airbags to deploy and tow trucks to be called to remove the inoperable vehicles. Fortunately no one was seriously injured, but the incident calls attention to the importance of obeying posted speed limits and making complete stops. Please drive safely.

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. Comments can be sent to Ed@ParadaRealEstate.com or call 368-0707 or fax 368-0703.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Mark McClure

Community Web Site

www.NorthridgeHeights.com

and

www.NorthridgeHeights.org

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

matkinson@rossmorganco.com

After hours emergencies:

(818) 907-6622 ext. 811

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 567-1279
Ace Security Fax	(818) 567-1302
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

Recent Home Sales

(Data source: Southland Regional Association of Realtors. 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	Owl Creek Way	4	3.00	- 2282	- \$849,711		
Active	Mariposa Creek	4	3.50	- 2770	- \$929,000		
Active	Mariposa Pines	4	3.00	- 3168	- \$1,099,000		
Sold	Madera Bay Lane	3	3.00	- 2118	- \$799,900	- \$795,000	- 05/22/07
Sold	Mariposa Pines Ln.	4	3.50	- 2952	- \$965,000	- \$955,000	- 05/01/07
Sold	Yosemite Circle	5	2.75	- 2378	- \$859,000	- \$840,000	- 04/30/07
Sold	Ahwanee Lane	4	3.00	- 2688	- \$888,000	- \$860,000	- 04/11/07
Sold	Coorsgold Lane	5	3.00	- 2717	- \$969,950	- \$940,000	- 04/09/07
Sold	Mariposa Bay Lane	4	2.75	- 2282	- \$859,000	- \$850,000	- 04/04/07
Sold	Mariposa Bay Lane	4	2.75	- 2282	- \$859,000	- \$815,000	- 03/16/07
Sold	Oakhurst Street	5	3.00	- 2365	- \$899,000	- \$850,000	- 12/31/06
Sold	Buckeye Meadow	4	3.00	- 3214	- \$999,000	- \$930,000	- 11/16/06

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed. Visit the community web site for additional information at www.NorthridgeHeights.com or www.NorthridgeHeights.org.)*

California median home price - April 2007 \$597,640 (Up 6.2% from April 2006)
Los Angeles median home price - April 2007 \$596,310 (Up 5.1% from April 2006)

Links to the California Association of Realtors website and web articles on real estate are available at:

www.SanFernandoValleyHomes.us

*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. Secretary [Ed Parada](#). He is a Realtor, e-PRO, and licensed real estate broker.