

Northridge Heights Community Association



July 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, July 15, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Recent Coyote Attacks in Porter Ranch

In the past few months coyote attacks on pets in the Porter Ranch area have been reported. In order to discourage coyotes from approaching your home, the Porter Ranch Neighborhood Council recommends bringing pets, pet food and water inside at night. Coyotes hunt in packs year round, but in the summer they become more aggressive as the females have young pups that they must hunt for as the pups are no longer nursing. If you see a coyote, let them know that they are not welcome by shouting at them, making loud noises, throwing rocks or spraying them with water from a garden hose. Questions? Visit the Department of Fish and Game web site at www.dfg.ca.gov or contact their dispatch center at (916) 445-0045.

Elections-Board of Directors

This year two positions on the board of directors will be up for grabs and applications for these posts were mailed in late April. The individuals currently holding those positions may, or may not, run again, but if you are interested in serving your community by attending meetings or spearheading association related activities and projects, apply immediately as the deadline is fast approaching.

Web Site, Email, and Tech News

Brief Summary of May's Board Meeting-General Session:



May's board meeting focused again on the repairs and improvements needed at the entrance of the community. The architect hired by NHCA presented the board with details on each phase. Phase 1 involves the pilaster and entrance fence renovation; phase 2 involves the entry gate renovation; phase 3 relates to the guardhouse renovation and phase 4 relates to the pool house renovation. The costs associated

with this venture are still being evaluated. Also discussed at the meeting was the success of the security company in discouraging speeding and stop sign violations and in ticketing resident vehicles inappropriately parked on the streets. Thanks Ace Security and recently promoted Mike Goodwin for keeping our community safe. (Visit the web site's homepage for a complete summary of the meeting.)

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 NHC residents to enter our community in a timely fashion. Also, remember that the use of fireworks is prohibited inside our community and outside as well. Have a safe 4th of July.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

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

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@SanFernandoValleyHomes.us or call 368-0707 or fax 368-0703.

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 06/01/08. 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	- Yosemite Circle	3	- 3.00	- 2100	- \$649,999		
Active	- Mariposa Creek	3	- 3.00	- 2118	- \$685,000		
Active	- Yosemite Circle	5	- 3.00	- 2378	- \$729,000		
Active	- Mariposa Creek	5	- 3.00	- 2655	- \$699,900		
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$899,000		
Active	- Yosemite Circle	5	- 3.00	- 2712	- \$680,000		
Active	- Mariposa Bay Ln	5	- 3.00	- 2712	- \$729,000		
Active	- Mariposa Creek	5	- 4.00	- 2770	- \$860,000		
Active	- Buckeye Meadow	4	- 3.00	- 2844	- \$750,000		
Active	- Buckeye Meadow	5	- 3.00	- 3169	- \$749,900		

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 2008 \$403,870 (Down 32.0% from April 2007)
Los Angeles median home price - April 2008 \$435,500 (Down 27.1% from April 2007)

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 in the Porter Ranch area.