

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.com and www.NorthridgeHeights.org)

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, June 16, at the community park. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm.

Painting the Exterior of Your Home

In March of 2008 a newsletter article was published relating to the color schemes of NHC. It addressed the issue of approved colors and new colors. If you are planning on painting the exterior of your home, whether you are going to paint it the same color or a color you have seen elsewhere in the immediate Porter Ranch area, you are reminded that NHC requires that you submit info on your home improvement project to the Architectural Chairperson via the management company. The board may call homeowners to hearing that have not received prior approval for exterior improvements which may result in fines being assessed. Please file your paperwork well in advance of your project. Your cooperation in maintaining standards is appreciated.

Security Services not Concierge Services

It has come to the attention of the board of directors that residents have been using the security services in the guard shack to facilitate the pick up or drop off of packages. It is not within the scope of our security company's duties to watch, receive or forward packages from or to our residents. Only community related business correspondence like Park Reservation forms may be left at the guard shack. The board and Ace Security thank you for your cooperation in this matter.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: The main focus of the meeting continued to relate to the pool matters. At this meeting the paint colors for the pool houses and the guard houses were finalized; Another project that will be completed prior to the publication of this newsletter is the repair of the gas line leaks at the old pool house. This means that the heater for that spa will be functional. Finally, a re-decking material was selected for the pool areas and this work is scheduled to be at least partially complete by the time residents receive this newsletter. It will complete the project that began with the upgraded drains (per new city code) and the re-plastering of the pools. The board appreciates your patience during the repair and refurbishing of the pool areas. Then new target date for full completion is 6/12/09.

Security Corner

Recently our management company and our security company were alerted to scams involving unauthorized solicitors targeting gated communities. Last month the board was alerted of an attempt of this kind in our community. Please report any suspicious activity of this type and also please report leaflets being placed in mailboxes or on doors. Also report suspicious activity related to vandalism. This year homes and vehicles have been egged in in community causing damage to paint and property.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-John Phillips

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.com

and

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

matkinson@rossmorganco.com

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. President Ed Parada. Comments can be sent to Ed@SanFernandoValleyHomes.us or call (818) 368-0707.

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
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
Michelle Atkinson	matkinson@rossmorganco.com

Recent Home Sales

(Data source: Southland Regional Association of Realtors 05/08/09. 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 \$	Rent \$	Sale Date
Active	Ahwanee Lane	4	3.00	2087	\$609,000		
Active	Madera Bay Ln	3	3.00	2118	\$615,000		
Active	Bear Valley	3	3.00	2118	\$619,950		
Active	Coorsgold Ln	4	3.00	2365	\$699,000		
Active	Ahwanee Lane	4	3.00	2688	\$635,000		
Active	Mariposa Bay	5	3.00	2378	\$728,888		
Active	Mariposa Bay	4	4.00	3006	\$739,000		
In Escrow	Mid Pines	5	3.00	2405	\$699,000		
In Escrow	Mariposa Bay	4	3.00	2814	\$680,000		
In Escrow	Buckeye M.	4	3.00	2844	\$649,000		
Sold	Ahwanee Lane	5	3.00	2427	\$619,777	\$600,000	03/11/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 05/08/09. 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 \$	Rent \$	Rent Date
Active	Bear Valley	3	3.00	2118	\$2,995		
Active	Mariposa Bay	5	3.00	2712	\$3,250		
Rented	Oakhurst Way	3	3.00	2118	\$2,895	\$2,800	04/23/09
Rented	Oakhurst Way	4	3.00	2300	\$2,900	\$2,900	04/01/09
Rented	Yosemite Cir.	5	3.00	2405	\$2,790	\$2,790	02/12/09

*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.