



June 2010

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via 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, June 15th, 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.

Property Taxes-Temporary Reduction in Assessed Value

Did you know that Prop 8 (1978) allows for a temporary reduction in assessed value on your property tax bill? Especially if you purchased your home during the last 3-4 years, you should be interested in having your tax base reassessed as the value of your home has probably gone down. Qualifying homeowners can save hundreds of dollars on their property tax bill! The required application, available on the community web site, requires comparable sales to prove a decline in value and it should be submitted prior to December 31, 2010. Contact Ed Parada, NHC President and licensed real estate broker with Coldwell Banker Quality Properties at (818) 368-0707 for comparables and information. Also visit the "Recent Sales" link on the community web site.

Help Minimize Long Lines at the Visitors Lane

A recent recommendation from our security committee on the issue of long lines at the visitors lane is having residents calling down to the guardhouse BEFORE guests arrive. The time lost tracking down owners who are not immediately available causes other visitors to spend time in line unnecessarily before entering the community. Please help reduce wait times for our visitors and PLEASE CALL AHEAD.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: Quorum was not met at the April session so a meeting was not held, but here are a few recent suggestions made by residents and the management company:

1. Landlords, please share information on your home address to the management company so that notices may be forwarded to your home address, not the rental property.
2. Dog owners, please remember that dogs must be on leash at all times and please pick up after your pet.
3. Residents, please slow down as you pass the barrier arms to prevent vehicles from following into the community. Although it is difficult to sneak in with our barrier arm system, please be mindful of this potential security breach.

Coyotes

Although the Board has taken steps to inform NHC residents about the risks of coyote attacks via email alerts, flyers at the entrances to the community and even television news reports, (See website for video aired on KCAL 9 news 2/21/10 on this matter.)

residents continue reporting that coyotes are attacking and killing their small and elderly dogs and cats. The Board of Directors has taken steps to minimize coyote attacks by cooperating with a Dept. of Fish and Game licensee to control the population. However, please report attacks on pets to security and report any attacks on humans to Department of Fish and Game (858) 467-4257.

*The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to Ed@SanFernandoValleyHomes.us or call (818) 414-9977.*

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Management Company

Ross Morgan & Company

Audrey Herman

Phone: (818) 907-6622 ext. 236

Fax: (818) 907-0749

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

aherman@rossmorganco.com



Coyotes Still Stalking The Heights

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850	Animal Control	(888) 452-7381
Guardhouse	(818) 831-8350	Graffiti Hotline	(800) 611-2489
LAPD	(818) 832-0633	Shopping Cart Pick Up	(800) 252-4613
Police/Non-Emergency	(877) 275-5273	West Valley Animal Shelter	(888) 452-7381
Fire Station	(818) 756-9728	To Report Fires	(818) 785-2151
City Hall	(818) 756-8121	Request Ambulance	(818) 785-2151
Utilities/DWP	(800) 827-5397	Brush Clearance Unit	(818) 374-1111
The Gas Company	(800) 427-2200	Fire Prevention Office	(818) 374-1111
Street Light Replacement	(800) 342-5397	Ross Morgan & Co. Office	(818) 907-6622
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 907-0749

Recent Home Sales

(Data source: Southland Regional Association of Realtors 05/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Coorsgold Lane	3	- 3.00	- 2118	- \$579,900	-----	
Active	- Madera Bay Ln.	3	- 3.00	- 2118	- \$598,950	-----	
Active	- Mariposa Bay	5	- 3.00	- 2378	- \$600,000	-----	
Active	- Mariposa Bay	5	- 3.00	- 3160	- \$759,900	-----	
Sold ---	- Mariposa Creek	3	- 3.00	- 2118	- \$579,999	- \$565,000	- 02/26/10
Sold ---	- Bear Valley Ln.	3	- 3.00	- 2118	- \$619,950	- \$620,000	- 12/30/09
Sold ---	- Mariposa Creek	3	- 4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 05/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Coorsgold Ln.	3	- 3.00	- 2118	- \$2,999	-----	
Active	- Mid Pines Lane	5	- 3.00	- 2825	- \$3,499	-----	
Rented-	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	- \$2,795	- 03/20/10
Rented -	- Mariposa Bay	5	- 4.00	- 3443	- \$3,695	- \$3,695	- 03/01/10
Rented-	- Yosemite Circle	3	- 3.00	- 2405	- \$2,790	- \$2,790	- 12/09/09
Rented -	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	- \$2,950	- 10/10/02

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)

California median home price - March 2010 \$301,790 (Up 7.8% from February 2010)
Los Angeles median home price - March 2010 \$329,190 (Up 0.7% from February 2010)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*

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