



June 2011

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via periodic 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 21st, 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.

Please Maintain the Exterior Appearance of Your Home

Homeowners are reminded that it is their obligation to maintain the exterior appearance of their homes. This means addressing peeling, chipped and faded paint, keeping landscaping maintained including replacement of dead plant material, proper trimming of bushes and trees, making sure there are no oil, rust or other stains on their driveways and walkways, and keeping garage doors painted and clean. The management company has been sending out letters to homeowners who are not properly maintaining their homes and fines in \$100 intervals have been issued!

NHCA Does Not Have Lifeguards on Duty at Pools, but.....

The policy of our community is not to have lifeguards on duty at our community pools during the swim season. However, this year we will again have seasonal patrolling by our security company. This patrol will focus on addressing pool related issues. These issues include guarding against unauthorized use of our recreational facilities, unpermitted activities at our park, as well as excessive noise coming from the pools, community park or tennis courts. Also, please note that in the recent rules and regulations the maximum number of players allowed on the tennis courts at any time is 6. Enjoy our facilities, but be considerate of others.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The board of directors met during the month of April to discuss various maintenance issues. Lighting and planting bids were reviewed for the High Mountain and Oak Hill gates. The proposed work is intended to accent the rock façade project that was completed earlier in the year. Also discussed was the pool deck warranty work that needs to be completed before the pool furniture is taken out of storage. At the time of this publication, the board was still waiting to hear back from the contractor as to the date the work would be completed. An additional project relating signage at the High Mountain gate was also discussed. Finally, the board found it regrettable, but necessary, to move forward with the foreclosure of two serious delinquencies in the community. Please pay your dues as the board will lien and foreclose seriously delinquent accounts!!

Painting the Exterior of Your Home? Get Colors Approved 1st!

The architectural committee would like to remind homeowners interested in painting the exterior of their home that our rules and regulations state, "All exterior modifications, including landscape, hardscape, structural and architectural, must be approved by the Architectural Committee prior to commencing work." This means that if you paint your home without the approval of the Arch Committee or the board of directors, YOU MAY HAVE TO REPAINT YOUR HOME. Don't let this happen to you. Get paint colors and architectural application approved first!

Board of Directors
President-Pete Heidenfelder
Vice President-Dan McCombs
Treasurer-Howard Roth
Secretary-Dave Friedman
Member-Larry Nicholas

Management Company
Fidelity Management Service Inc.
9310 Topanga Canyon Blvd. 220A
Chatsworth CA 91311

PropertyManager
@TheHeightsAtPorterRanch.org
Phone - (818) 407-6630
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Security Company
Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311
Mike Goodwin
AceSecurity
@TheHeightsAtPorterRanch.org



Home Painted with Approved Colors

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	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

Recent Home Sales

(Data source: Southland Regional Association of Realtors 05/03/11. 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	- \$558,000	-----	
Active	- Coorsgold Lane	3	- 3.00	- 2118	- \$609,000	-----	
Active	- Yosemite Circle	4	- 3.00	- 2712	- \$650,000	-----	
Active	- Mariposa Bay	4	- 4.00	- 3183	- \$719,000	-----	
Sold	Coorsgold Lane	4	- 3.00	- 2282	- \$565,000	- \$565,000	- 04/01/11
Sold	Coorsgold Lane	3	- 3.00	- 2118	- \$579,000	- \$484,999	- 03/18/11

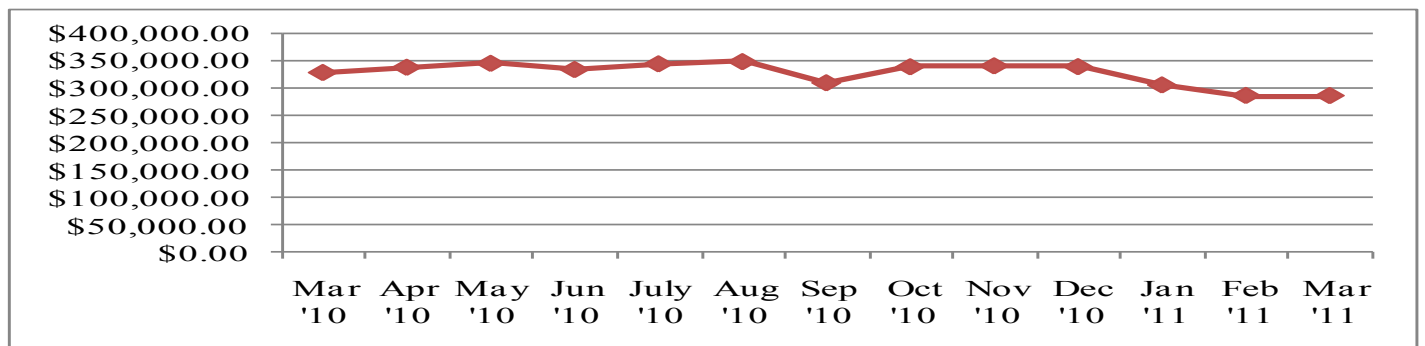
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 05/03/11. 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
Rented	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	- \$2,900	- 04/07/11
Rented	- Mariposa Bay	4	- 3.00	- 3168	- \$3,700	- \$3,700	- 04/07/11
Rented	- Ahwanee Lane	4	- 3.00	- 2688	- \$3,095	- \$3,000	- 02/01/11
Rented	- Sierra Meadows	5	- 3.00	- 2358	- \$3,200	- \$3,200	- 11/20/10
Rented	- Yosemite Circle	5	- 3.00	- 2405	- \$2,795	- \$2,750	- 11/09/10
Rented	- Buckeye Mead.	4	- 3.00	- 3214	- \$3,300	- \$3,200	- 11/01/10

Los Angeles Median Home Price - January 2010 to April 2011

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



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** available at: www.TheHeightsAtPorterRanch.org

The Real Estate section of this newsletter is updated by your neighbor Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area available at Ed@SanFernandoValleyHomes.us.