

Northridge Heights Community Association



June 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, June 19, 2007 at 7:00 p.m. in room 12 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Pool Heating Schedule and Pool Furniture

Now that the days are longer and the weather is warmer the heating of the community pools is about to begin. This will take place probably during the month of May or as soon as it is evident that residents are starting to use the pools again. At this same time the pool furniture will be taken out of storage and will be ready for use. Residents are asked to use the pool, bathroom facilities, shower facilities, and pool furniture responsibly and to report any damage or vandalism to the security company or the management company immediately. Enjoy swimming season, but please respect the pool rules, remember to clean up after yourselves and note that the community does not employ lifeguards.

Wild Animals on the Web Site



With warm weather upon us it is important to understand that we live in the midst of a wild animal ecosystem. Consider that only a decade ago deer, bobcats, coyotes, rattle snakes, and even mountain lions roamed as they pleased within the boundaries of what is now known as Northridge Heights. Even today, these wild animals roam near us in the state preserve known as Limekiln Canyon. To read more about the wild animals that can be found in and around our community visit the web site and click on "Wild Animals." Note that all the photos on this page have been taken within our association within the last ten years and if you would like to share your photos of wild animals in the community contact Ed Parada.

New Rules and Regulations for NHC

Recently, members of the hearings committee, under the supervision of the community legal counsel, reviewed the Rules and Regulations governing NHC. Numerous revisions and changes were made to clarify the document and make it more current. A copy of the Rules and Regulations will be made available to the residents soon and it will be available on the web site soon as well. The board of directors would like to thank Carolyn D. and Dave K. for coordinating the changes with the board of directors and for their time in this significant endeavor.

Security Corner

Residents with homes for sale, or contemplating selling their home, are reminded to inform security relating to details on the listing date, listing agent, move out date, closing date and new owners' names, if possible. Providing this information to security will help ensure that the sale of your home is smooth and that the new owners will have access to the community when it is time for them to move in.

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	- Madera Bay Lane	3	- 3.00	- 2118	- \$799,900		
Active	- Owl Creek Way	4	- 3.00	- 2282	- \$849,711		
Active	- Mariposa Bay Ln	4	- 2.75	- 2282	- \$859,000		
Active	- Yosemite Circle	5	- 2.75	- 2378	- \$859,000		
Active	- Mariposa Creek	4	- 3.75	- 2770	- \$929,000		
Active	- Mariposa Pines	4	- 3.00	- 3168	- \$1,099,000		
Active	- Mariposa Pines	4	- 3.50	- 2952	- \$965,000	- \$955,000	- 05/01/07
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	- \$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 - March 2007 \$580,090 (Up 3.2% from March 2006)
Los Angeles median home price - March 2007 \$571,110 (Up 2.6% from March 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.