

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, March 17th, at Ed Parada's home located at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm.

Street Lights Failing in the Community

In the past, the responsibility for paying for the replacement of street lights belonged to the City, but recently the burden has fallen on the shoulders of each community. Thanks to the efforts of our most recent board member John Phillips, many street lights throughout the community have been replaced. John has offered to continue coordinating work orders for light outages, but he needs your help. Please email John at NorthridgeHeights@verizon.net whenever you notice a failing street light. Once a total of 5 lights are out in the community, a work order will be submitted and the issue will be addressed. Help keep the community safe and email John today with any info!

Trash Bins Are Damaging Mailboxes Throughout NHC!

During the years since we replaced our old mailboxes with the decorative and elegant metal ones we have today, many mailboxes have been damaged. While the responsibility to pay for damaged ones fell on the community, the policy of the board is to make residents responsible for their own boxes. You can avoid unnecessary damage to your mailbox by not placing your trash bins near them. You can also avoid damage by placing your bins sideways so that the tops of the bins slam sideways and not backwards towards the mailboxes when they are emptied. Thank you for your help.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: Many of this evening's topics related to maintenance projects in the community. The contractor for the pool re-plastering and re-tiling was in communication with the board and updated the members on the status of the drain cover law that was passed in December. This work is scheduled to begin in February and continue through April. A contractor for the painting of the inside and outside of the pool houses and the guard shack was selected and work is scheduled to begin late February or early March. The completion of repairs relating to damaged lights at the front of the community was discussed and replacing the damaged tennis court nets was discussed as well. The other pressing topics for the evening related to the board exercising greater supervision over the review and approval of non-recurring expenses.

Security Corner

The security committee would like to remind you that leaving your garage door open when you're not around not only compromises the security of your home and the homes around you, but it is also against community rules. Thus far no violation letters have been issued on this matter, but look for them next year if the issue continues. Also, be considerate of your neighbors when parking in your driveway. Pull in as far as possible to avoid blocking the sidewalks. Thanks for being neighborly!

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 368-0707 or fax 368-0703.

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
Ace Security Fax	(818) 885-6078
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 02/08/09. 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 \$	Sale \$	Sale Date
Active	Ahwanee Lane	3	3.00	2100	\$599,000	-----	
Active	Bear Valley Ln	3	3.00	2118	\$649,950	-----	
Active	Coorsgold Ln	4	3.00	2365	\$699,000	-----	
Active	Ahwanee Lane	5	3.00	2427	\$619,777	-----	
Active	Mid Pines Lane	4	3.00	2688	\$680,000	-----	
Active	Sierra Meadows	5	3.00	2712	\$749,000	-----	
Active	Mariposa Bay	4	4.00	2770	\$689,900	-----	
Active	Mariposa Bay	4	3.00	2814	\$699,000	-----	
Active	Buckeye Mead.	4	4.00	2844	\$660,000	-----	
Sold	Yosemite Circle	4	3.00	2677	\$739,000	\$715,000	01/22/09
Sold	Mariposa Bay	4	3.00	3168	\$875,000	\$840,000	10/30/08
Sold	Mariposa Creek	4	3.00	2665	\$669,000	\$675,000	10/24/08

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.TheHeightsAtPorterRanch.com or www.TheHeightsAtPorterRanch.org.)*

California median home price - December 2008 \$281,100 (Down 84.9% from December 2007)
Los Angeles median home price - December 2008 \$336,980 (Down 94.9% from December 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. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.