



# March 2010

This newsletter is also available on-line at [www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com) and via email alerts from [TheHeightsAtPorterRanch@gmail.com](mailto:TheHeightsAtPorterRanch@gmail.com)

## Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Thursday of the month, March 18th, 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.

## Community Calendar and Local Weather on Web Site!

Have you ever wondered when meetings or important events take place in our community? Recently a calendar feature with info on board meetings, hearings meetings, deadlines for payment of dues and special events, like the spring fling or the Halloween party, was added to the home page of the community web site. Also on the home page is a weather feature for the Northridge area which includes temperature, general weather conditions, hour-by-hour forecasts as well as a 10 day forecast. Two more reasons to make [www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com) your home page!

## Mailboxes Are Taking a Beating-Please Help

The mailboxes that the community purchased just a few years ago have been taking a beating lately. During the month of January, 7 mailboxes, posts, or supports were repaired. The policy of the board has been that community contractors will arrange repairs and order parts, but the cost to replace and repair will be borne by the resident, unless the resident can provide info on individuals responsible for the damage. Also, please note that while the boxes should stand up to the hearty winds, they do poorly in collisions with motor vehicles or with garbage cans when they are slammed into the posts and boxes. Please place your trash cans away from mailboxes and please report damage to the management company as soon as possible.

## Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The damage to various mailboxes in the community forced the board to develop guidelines for ordering repairs and materials. Dan McCombs will be working with preferred community vendor Caribe Construction on future projects of this type. Other maintenance issues related to the repair of backflow devices. Ed Parada has been working with the DWP provide the required documentation and to synchronize the testing of these devices each year. Finally, the board addressed parking issues as they relate to the distribution of RFID stickers, parking passes and RV and boat parking rules. The stricter rules proposed on these issues will require the rules and regulations to be revised. Look for the 2010 version of the rules and regulations in your inboxes/mailboxes soon.

## New Email Address-TheHeightsAtPorterRanch@gmail.com

About 2 years ago a community email address and data base was created to contact residents in case of emergencies and to keep residents up to date on important issues

and events. The success and popularity of this media has forced the board to abandon the old email address and account, NorthridgeHeights@Verizon.net, and create a new account with greater email capacity and utility. The new address starting in February will be theheightsatporterranch@gmail.com. Look for advanced publications of the newsletter in your inbox each month!

*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](mailto: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](mailto:aherman@rossmorganco.com)



1 of 7 Recently Damaged Mailboxes

## 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 02/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com).)\*

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Mariposa Creek	3	- 3.00	- 2118	- \$579,999	-----	
Active	- Bear Valley L.	3	- 3.00	- 2118	- \$619,950	-----	
Active	- Coorsgold Lane	5	- 3.00	- 2365	- \$689,900	-----	
Sold ---	Mariposa Creek	3	- 4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	- \$605,000	- 10/01/09
Sold ---	Madera Bay Ln	3	- 3.00	- 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	Ahwanee Lane	4	- 3.00	- 2087	- \$609,000	- \$590,000	- 08/06/09

## Recent Home Rentals

(Data source: Southland Regional Association of Realtors 02/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org).)\*

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2211	- \$2,900	-----	
Active	- Mariposa Bay	5	- 4.00	- 3443	- \$3,695	-----	
Active	- 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
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,150	- \$2,950	- 10/02/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$2,950	- 08/19/09

## Real Estate Trends in California

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

California median home price - December 2009 \$306,820 (Up 0.8% from November 2009)  
Los Angeles median home price - December 2009 \$353,560 (Down 1.7% from November 2009)

Links to the California Association of Realtors website available at:

[www.SanFernandoValleyHomes.us](http://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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