



March 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, March 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.

Not Maintaining Your Home According to NHCA Standards?

For those residents who chronically fail to maintain their homes in accordance to NHCA standards, please note that starting March 2011 your accounts will be charged \$100 a month on top of site review fines, repair fees or legal costs!

Message from President Pete Heidenfelder on Stop Signs

At a recent board meeting Pete Heidenfelder reiterated his concern about speeding and stop sign violations in the community. He stated, "issuing only warnings at hearings meetings about speeding and stop sign violations will come to an end and fines for these violations will not only become more frequent, but they will also become more expensive for repeat violators." These fines can go up to \$300 per incident! Again, drive safely in the community or pay increased fines from \$150 to \$225 to \$300.

Call Down Procedures to the Guardhouse Now More Strict

Head of Security Mike Goodwin and the Security Committee have expressed concern that residents are not making proper call downs to security. This has caused unnecessary delays for visitors and even residents. Please note that only proper call downs will be accepted at the guardhouse. Residents are required to provide: resident name, security code and name of guest or service. If a resident does not know the name, security will call the resident to confirm. Also, call downs will be accepted only for that day or the following day.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The board of directors met again during the month of January and discussed issues related to the rock façade project scheduled to begin in February at the Oak Hill exit and the High Mountain entrance/exit. Three competitive bids were submitted and the contract was awarded to the same company that completed the project at the front entrance a few years ago. Other work scheduled to be completed in early spring includes the resurfacing of the pool decks. Funds for the rock façade project was allocated from the irrigation account that was under budget significantly last year due to the rainfall during 2010.

Newsletter Editor for 4 Years Still Going Strong

It has been 4 years since the newsletter writing duties were been taken away from the old management company because articles were not tailored to our community and contained unneeded recipes. Since then one of the board members, with the help of ideas from other residents, has dedicated at least one to two hours each month to writing about and photographing issues pertinent to our community. Each year the design changes slightly, but each year the relevance and accuracy of the articles makes the newsletter useful and meaningful. The next time you see Ed thank him for his service.



Ed-Newsletter Editor 4 Years Strong

The Northridge Heights Community Association (The Heights at Porter Ranch) newsletter is edited by your neighbor Ed Parada. Comments can be sent to BoardOfDirectors@TheHeightsAtPorterRanch.org

Board of Directors

President-Pete Heidenfelder

Vice President-Dan McCombs

Treasurer-Ed Parada

Secretary-Dave Friedman

Member-Larry Nicholas

Management Company

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

Property Manager

@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

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 02/02/11. 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	4	- 3.00	- 2118	- \$469,900	-----	
Active	- Mariposa Creek	4	- 4.00	- 2844	- \$600,000	-----	
Active	- Mid Pines Lane	5	- 3.00	- 2825	- \$699,999	-----	
Active	- Buckeye Mead.	4	- 3.00	- 3214	- \$600,000	-----	
Sold --	- Coorsgold Lane	- 4	- 3.00	- 2282	- \$599,000	- \$585,0000	- 01/14/11
Sold ----	- Ahwanee Lane	- 4	- 3.00	- 2688	- \$639,900	- \$625,000	- 01/10/11
Sold ----	- Mariposa Creek	5	- 3.00	- 2358	- \$679,000	- \$650,000	- 10/18/10

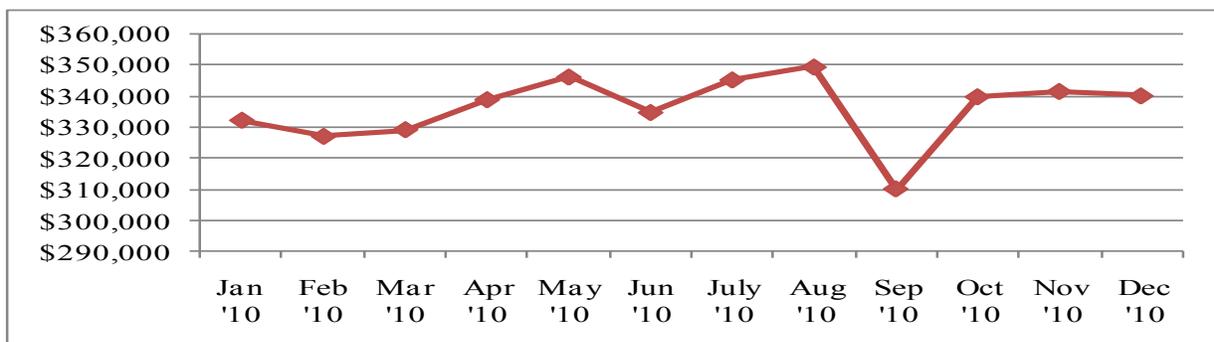
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 02/02/11. 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	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
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,000	- 09/07/10
Rented	- Ahwanee Lane	3	- 3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10
Rented	- Mariposa Bay	4	- 3.00	- 3214	- \$3,595	- \$3,595	- 07/15/10

Los Angeles Median Home Price - January 2010 to December 2010

(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.SanFernandoValleyHomes.us

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.