

Northridge Heights Community Association



March 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, March 18, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Rules and Regulations Letters

Since September of last year, newsletter articles and over 250 "Rules & Regulations" letters have been issued to residents requesting them to clean garage doors, close garage doors, repaint garage doors, paint portions of their homes, power wash their driveways, store basketball stands, replace missing shutters, and remove trash cans from the street in a timely fashion. These many requests to maintain homes are friendly but firm reminders that owners are responsible for keeping their property neat and orderly in accordance with the CC&R's, Article VIII, Section 8.10. However, starting in March, owners not complying with these numerous warnings and repeated requests will be asked to appear before the rules committee or the board of directors and they may be asked to pay fines. So please, clean up or pay up!

New Policy on Color Schemes

If you have been considering painting the outside of your home, you are probably one of the many residents confused about the official colors approved for use in our community. The board of directors is making available new colors for home owners who have decided to repaint or refurbish the outside of their homes and generally speaking, a color will be approved if it is being used elsewhere in Porter Ranch. However, colors are approved on a case by case basis. Questions? Contact our community property manager Michelle Atkinson at matkinson@rossmorganco.com.

Web Site, Email, and Tech News



Are you one of the many residents who enjoy the "new" pool, but can't stand being away from a laptop computer? Good news! Wireless internet access is now available in the "new" pool area. The signal strength varies, but the Wi-Fi signal can be obtained from as far as the basketball courts. Residents interested in obtaining the security enabled password for the NHC wireless router called "11452 Mariposa" should contact Ed Parada at NorthridgeHeights@verizon.net. The password will be changed 2-4 times a year, so make sure that you request update information on a periodic basis to ensure you have continuous on-line access. Enjoy.

Security Corner

Now that the keypad and the remote control use of the gate are finally being discontinued, residents need to be reminded that if a resident sells a car, it is imperative that security be notified of the transfer so that the information on the Radio Frequency ID sticker can be deleted from the system. Homeowners can do this by filling out the Info Change form and submitting it to security. Also remember that the tags are not reusable and that any new tag requested requires a fee of \$20.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

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

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@SanFernandoValleyHomes.us or call 368-0707 or fax 368-0703.

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 02/01/08. 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	- Yosemite Circle	3	- 3.00	- 2100	- \$699,999		
Active	- Yosemite Circle	4	- 3.00	- 2677	- \$829,000		
Active	- Mariposa Bay Ln.	5	- 3.00	- 2712	- \$769,777		
Active	- Yosemite Circle	5	- 3.00	- 2712	- \$720,000		
Sold	- Mariposa Bay	5	- 3.00	- 2712	- \$789,900	- \$765,000	- 12/18/07
Sold	- Mariposa Creek	3	- 3.00	- 2118	- \$729,950	- \$740,000	- 09/30/07
Sold	- Mariposa Bay	5	- 3.00	- 2712	- \$890,000	- \$895,000	- 09/06/07
Sold	- Mariposa Creek	4	- 3.50	- 2770	- \$849,000	- \$835,000	- 08/27/07
Sold	- Ahwanee Lane	3	- 3.00	- 2057	- \$774,000	- \$750,000	- 08/17/07
Sold	- Owl Creek Way	4	- 3.00	- 2282	- \$849,711	- \$825,000	- 06/06/07

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 - December 2007 \$475,460 (Down 16.5% from December 2006)
Los Angeles median home price - December 2007 \$487,190 (Down 16.9% from December 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 in the Porter Ranch area.