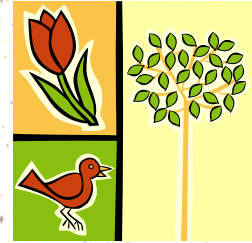


# Northridge Heights Community Association



May 2007

## Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, May 15, 2007 at 7:00 p.m. in room 12 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

## Good-bye Keypad and Gate Openers, Hello RFID?

The security committee, along with the board of directors, is working to redesign the keypad entrance system in our community. The plan, when implemented, would replace the keypads and gate openers with a radio-frequency identification system that reads a coded sticker attached to the back of each vehicle's rear-view mirror. Once the system is in place it would make it extremely difficult for unauthorized vehicles to enter the community through the residents' entrance and it also eliminates the need for residents to roll down their windows during rainy weather to enter the community. The cost of this high-tech security feature is relatively inexpensive both to the community as a whole and to the residents. Look for more information about this change in NHC newsletters and on the web site.

## Park Reservation Form on Web Site



Residents of our fine community who are interested in reserving the recreation area for personal, or family social functions are reminded to visit the community web site for details on how to do so. Reserving the recreation area means exclusive use of the park benches during the event. Please remember that events with more than 50 persons require board approval and keep in mind that alcoholic beverages are prohibited as are barbecues and other cooking devices. Have fun, but be safe and be considerate.

## Running Stop Signs and Speeding

Are you one of the many residents that have recently been cited by the security company, contacted by the management company and called before the hearings committee for running a stop sign or speeding in Northridge Heights? If not, remember that the board of directors, at the request of many residents, has authorized the security company to use video cameras and increase patrols for traffic violations. Driving down Madera Bay, Mariposa Bay or anywhere in the community at high speeds or rolling through stop signs can be very expensive as traffic fines start at \$100 and can go as high as \$300 for repeat offenses! And if your guests or family members are cited, guess who pays that fine? You do!!

## Security Corner

Recently the community acquired a digital video recording system to improve the quality of the recording and archiving abilities of the existing video surveillance system. The board of directors would like to thank Sheila, John, Wyatt, Dr. Singh, chairperson Pete and all the security members for their hard work in the selection and implementation of this significant security improvement.

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](mailto: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](http://www.NorthridgeHeights.com)

and

[www.NorthridgeHeights.org](http://www.NorthridgeHeights.org)

## Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

[matkinson@rossmorganco.com](mailto: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](http://www.NorthridgeHeights.com) or [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org).)\*

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	Madera Bay Lane	3	3.00	2118	\$799,990		
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	Ahwanee Lane	4	3.00	2688	\$888,000		
Active	Coorsgold Lane	5	3.00	2717	\$969,950		
Active	Mariposa Pines	4	3.50	2952	\$965,000		
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
Sold	Mariposa Creek	3	2.50	2118	\$789,000	\$785,000	11/11/06

## 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](http://www.NorthridgeHeights.com) or [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org).)\*

California median home price - February 2007 \$564,700 (Up 5.7% from February 2006)  
Los Angeles median home price - February 2007 \$616,230 (Up 9.0% from February 2006)

Links to the California Association of Realtors website and web articles on real estate are available at:

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