

Northridge Heights Community Association



May 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, May 20, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Trash Bins in Front of Mailboxes and Fire Hydrants

Two years ago our HOA invested a significant amount of money acquiring and installing new mailboxes and posts. This improvement added aesthetic and functional value to all the homes in our community which we all welcome. You can help protect our investment by not placing your trash bins near mailboxes or fire hydrants. This will minimize the risk of damage to both mailboxes and trash receptacles. Additionally, please keep in mind that cleaning the mailboxes may be done with furniture polish, but please make sure to spray the furniture polish ONLY on the black surface of the mailbox as spraying it on the patina, or the green finish, will cause it to peel. Finally, it is the policy of the community not to decorate or mark the bins with stickers or spray paint. Please keep this in mind and help us keep NHC looking its best, even on trash day!

Safety Concerns in Our Community

Members of our Security Committee have been expressing concern about residents allowing their children to stand through the sunroofs of their cars, sit on the window sills of their cars, and straddle front seat consoles of their vehicles upon entering the community. To address this issue, the board of directors has asked the security company to place a patrol car at the entrance of the community to ticket residents involved in this type of dangerous activity. Patrol will also be looking out for UNDER AGED RESIDENTS DRIVING UNSUPERVISED within the community. The maximum fine for these types of infractions will be imposed so please consider the penalties and the safety of your children and passengers.

Web Site, Email, and Tech News



Brief Summary of March's Board Meeting-General Session:

March's board meeting was canceled due to scheduling issues relating to spring break, but visit the web site's homepage for complete summaries of previous board meetings.

Security Corner

Our dedicated security committee recently expressed concern about pedestrians walking through the main entrance, the same lane used by automobiles and trucks. The practice of walking through these gates is dangerous for pedestrians and problematic for cars trying to enter the community before the gates close. Please keep in mind that pedestrians should enter the community through the side gate and the side walk, not through the iron gates. Be safe and be considerate.

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 04/01/08. 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	- \$649,999		
Active	- Mariposa Creek	3	- 3.00	- 2118	- \$685,000		
Active	- Mariposa Creek	5	- 3.00	- 2655	- \$699,900		
Active	- Yosemite Circle	4	- 3.00	- 2677	- \$829,000		
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$899,000		
Active	- Yosemite Circle	5	- 3.00	- 2712	- \$720,000		
Active	- Mariposa Bay Ln.	5	- 3.00	- 2712	- \$729,000		
Active	- Buckeye Meadow	5	- 3.00	- 3169	- \$749,900		
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

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 - February 2008 \$409,240 (Down 26.2% from February 2007)
Los Angeles median home price - February 2008 \$467,200 (Down 20.0% from February 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. Secretary Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.