

# The Heights at Porter Ranch-Newsletter



2009

*(This newsletter is also available online at [www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com) and [www.NorthridgeHeights.org](http://www.NorthridgeHeights.org))*

## **Next H.O.A. Meeting**

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, May 19th, at Ed Parada's home located at 19911 Mid Pines Lane Porter Ranch. The executive meeting begins at 6:00 pm and the general meeting at 7:00 pm.

## **Tax Base Adjustment - County Tax Assessor**

Did you know that Prop 8 (1978) allows for a temporary reduction in assessed value on your property tax bill? Especially if you purchased your home during the last 3-4 years, you should be interested in having your tax base reassessed as the value of your home has probably gone down. Qualifying homeowners can save hundreds of dollars on their property tax bill! The required application, available on the community web site, requires comparable sales to prove a decline in value and it should be submitted prior to December 31, 2009. Contact Ed Parada, NHC President and licensed real estate broker with Coldwell Banker Quality Properties at (818) 368-0707 for comparables and information. Also visit the "Recent Sales" link on the community web site.

## **Homeowner Participation at Board Meetings Encouraged**

If you would like to share your concerns about the community or express compliments to the Board or committees, please attend our monthly board meetings. You can request a specific time to speak, or just drop by. You can also email the Board. Homeowner concerns are reviewed at each meeting. Hope to see or hear from you!

## **Board of Directors Meeting**

Brief Summary of last month's Board Meeting-General Session: The main focus of the board meetings continues to be maintenance projects within the pool areas. At the time of the meeting, the old pool re-plastering project was complete, but the gas line repair in that area was not due to additional leaks discovered in the line. The gas line repair should be complete by the end of March. The new pool re-plastering is scheduled to be completed by mid April and the painting of the guardhouse, pool buildings and bathrooms has been scheduled for the third week of April. The coating of the pool area concrete should be complete by the time you receive this newsletter in late April. Also discussed at the meeting was problem of rabbit and rodent damage to the community common areas and residential property. New strategies to minimize this issue have been set into place by the pest control company, but please report rabbit and rodent hotspots by downloading the community map from the web site and forwarding it with the "Request for Action" form also on the web site. Mark areas of activity with "x" and forward to the guardhouse or management. Your help in the matter is needed.

## **Security Corner**

The security committee suggests that residents lock not only their cars, but their front doors, side gates and close their garage doors. Also, the security committee strongly recommends that residents report any type of vandalism to our security company and to the local police. Recent incidents in our community demand aggressive action by our neighborhood to put an end to the damage of personal and community property.

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. President Ed Parada. Comments can be sent to [Ed@SanFernandoValleyHomes.us](mailto:Ed@SanFernandoValleyHomes.us) or call 368-0707.

## **Board of Directors**

**President**-Ed Parada

**Vice President**-Dan McCombs

**Treasurer**-Wyatt Underwood

**Secretary**-Pete Heidenfelder

**Member**-John Phillips

## **Community Web Site & Email:**

[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)

or

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

and

[NorthridgeHeights@verizon.net](mailto:NorthridgeHeights@verizon.net)

## **Management Company**

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

[matkinson@rossmorganco.com](mailto:matkinson@rossmorganco.com)

## Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
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
Michelle Atkinson	<a href="mailto:matkinson@rossmorganco.com">matkinson@rossmorganco.com</a>

## Recent Home Sales

(Data source: Southland Regional Association of Realtors 04/09/09. 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 -	Bear Valley	3	3.00	- 2118	- \$619,950	-----	
Active -	Coorsgold Ln	4	3.00	- 2365	- \$699,000	-----	
Active -	Ahwanee Lane	4	3.00	- 2688	- \$635,000	-----	
Active -	Buckeye Mead.	4	3.00	- 2844	- \$649,000	-----	
Active -	Mariposa Bay	4	4.00	- 3006	- \$765,000	-----	
In Escrow-	Mid Pines	5	3.00	- 2405	- \$699,000	-----	
In Escrow-	Mariposa Bay	4	3.00	- 2814	- \$680,000	-----	
Sold -	Ahwanee Lane	5	3.00	- 2427	- \$619,777	- \$600,000	- 03/11/09
Sold -	Mid Pines Lane	4	3.00	- 2688	- \$680,000	- \$650,000	- 02/25/09

## Recent Home Rentals

(Data source: Southland Regional Association of Realtors 04/09/09. 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 \$	Rent \$	Rent Date
Active -	Bear Valley	3	3.00	- 2118	- \$2,995	-----	
Active -	Oakhurst Way	3	3.00	- 2118	- \$3,000	-----	
Pending-	Oakhurst Way	4	3.00	- 2300	- \$2,900	-----	
Rented -	Yosemite Cir.	5	3.00	- 2405	- \$2,790	- \$2,790	- 02/12/09
Rented -	Yosemite Cir.	5	3.00	- 2660	- \$2,925	- \$2,850	- 01/30/09
Rented -	Coorsgold Ln.	3	3.00	- 2118	- \$2,795	- \$2,795	- 01/28/09

\*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.