



May 2010

This newsletter is also available on-line at
www.TheHeightsAtPorterRanch.org
and via 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 Thursday of the month, May 20th, 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.

Rules and Regulations Revised

The fourth revision of the community rules and regulations is out and here are some of the revisions and clarifications:

- The amount of time boats, recreational vehicles and trailers can park on community streets has been limited to 24 hours once every 4 days 4 times a month.
- The storage of vehicles on community streets is no longer allowed.
- Owners are responsible for paying the costs to repair and replace damaged mailboxes and posts.
- A cap on the number of RFID tags, street parking permits and extended parking passes has been set.
- The total number of individuals allowed on the tennis courts at any time is 6.

Oak Hill & High Mountain Are Not Accessible-Tell Your Guests

Some guests, service providers and delivery trucks continue to go the Oak Hill and High Mountain gates. Please remember to advise guests, service providers and deliveries trucks to use the main gate at Corbin and Mariposa Bay Lane. This will help stop back ups at these gates. Your cooperation is greatly appreciated.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: At March's board meeting delinquent accounts continued to be a main focus for the board of directors. Payment plans by residents were reviewed and bad debt as well as collection costs continue to be closely monitored. A suspension of privileges meeting was scheduled for April for residents who are seriously delinquent. The board reviewed the reserve study and is hopes to get the current 68% funding rate up to 80% by year's end. This goal is a realistic one due to lower expenses related to watering due to the very rainy year thus far and is realistic also because many expenses have been kept under control thanks to the watchful eye of our treasurer Wyatt Underwood. The board also discussed changes to the rules and regulations. A draft of these changes will be mailed to residents in April.

NHCA-Foreclosing on Seriously Delinquent Homeowners!

Last month a special advisory was included in the monthly newsletter regarding legal action the Association has been taking to address seriously delinquent accounts. The notice and the legal actions of the board have encouraged some owners to arrange

payment plans with the Association, but not all seriously delinquent homeowners have responded. Please understand that the Board's intention is to recover unpaid assessments not to foreclose on owners, but filings needed to foreclose are in place and ready for execution if owners do not pay or make payment plans! Please take action immediately or risk the loss of your home.

*The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to Ed@SanFernandoValleyHomes.us or call (818) 414-9977.*

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Management Company

Ross Morgan & Company

Audrey Herman

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NHCA is Foreclosing on Homes!

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	Ross Morgan & Co. Office	(818) 907-6622
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 907-0749

Recent Home Sales

(Data source: Southland Regional Association of Realtors 04/01/10. 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	5	3.00	- 2365	- \$699,000	-----	
Sold ---	Mariposa Creek	3	3.00	- 2118	- \$579,999	- \$565,000	- 02/26/10
Sold ---	Mariposa Creek	3	4.00	- 2770	- \$679,500	- \$700,000	- 10/06/09
Sold ---	Ahwanee Lane	4	3.00	- 2688	- \$635,000	- \$605,000	- 10/01/09
Sold ---	Madera Bay Ln	3	3.00	- 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	Ahwanee Lane	4	3.00	- 2087	- \$609,000	- \$590,000	- 08/06/09
Sold ---	Mariposa Bay	4	3.00	- 2814	- \$680,000	- \$680,000	- 08/03/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 04/01/10. 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
Active	- Coorsgold Lane	3	3.00	- 2218	- \$2,999	-----	
Rented	- Ahwanee Lane	3	3.00	- 2211	- \$2,900	- \$ 2,795	- 03/20/10
Rented	- Mariposa Bay	5	4.00	- 3443	- \$3,695	- \$3,695	- 03/01/10
Rented	- Yosemite Circle	3	3.00	- 2405	- \$2790	- \$ 2,790	- 12/09/09
Rented	- Mariposa Creek	4	4.00	- 2844	- \$2,950	- \$2,950	- 10/10/09
Rented	- Mariposa Bay	5	3.00	- 2712	- \$3,150	- \$2,950	- 10/02/09

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)

California median home price - February 2010 \$279,840 (Down 2.4% from January 2010)
Los Angeles median home price - February 2010 \$327,020 (Down 1.6% from January 2010)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*

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