



May 2014

Community Web Site Available at
www.TheHeightsAtPorterRanch.org
for desktop computers and at
www.TheHeightsAtPorterRanch.com
For mobile phone users.

Next H.O.A. Meeting

The next meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, May 20th, at 19911 Mid Pines Lane Porter Ranch. The general meeting begins at 6:00 pm and the executive meeting at 7:00 pm. Hope to see you there.

Candidate Statements Mailed for July Elections

This year 3 of the 5 positions on the Board of Directors will be on the ballot. If you are interested in volunteering for any of these demanding yet fulfilling positions, please return the attached Candidate Statement form before the June deadline. This year the annual meeting will take place in July and the adjourned meeting will likely take place in August. Look for a vote count in September's newsletter if more than 3 candidates apply. Good luck to the candidates and thank you candidates for the time you have dedicated to the community and will dedicate serving as chairs of committees as well as members of our Board of Directors.

Board of Directors
President-Pete Heidenfelder
Vice President-Larry Nicholas
Treasurer-Howard Roth
Secretary-Dave Friedman
Member-Tom Saebfar

The Heights at Porter Ranch
P.O. Box 8047
Porter Ranch CA 91327-8047

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Update on Reserve Study Percentage & Possible Dues Increase

If you have been reading the newsletters over the last several years you should know that the community is doing well paying its bills, maintaining the grounds and even improving the aesthetic qualities of the community, but the community has been struggling with its goal of being 100% funded in its reserves. The figure has been climbing since 2010 when it was 68% . Last year it was about 79% and we are striving to exceed 80% by the end of this year. What does this all mean? If the reserve figure continues to rise steadily, the likelihood of dues staying at their current levels will increase. Lets hope for low water usage this summer and maybe we can extend our \$185 dues through 2015!

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Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board met to review the annual backflow inspections and backflow repairs on the irrigation lines in the community. This work is required by the DPW and protects the undesirable reversal of water into the water supply. The Board also discussed the project related to the installation of pressure regulator valves on the irrigation lines. This work is designed to protect the irrigation lines from excessive pressure. This will lead to fewer water line breaks and will reduce our water consumption, albeit slightly.

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Mailboxes Are Taking a Beating

Within the last 6 months two mailbox posts were leveled by identified and unidentified individuals. Please note that in the past the policy of the Board has been that community contractors will arrange repairs and order parts, but the cost to replace and repair will be borne by the resident. Recently this policy changed slightly and the cost to replace and repair damage will be evaluated on a case by case basis. If your mailbox is damaged, please report any information on the matter to security or the community manager right away and please place your trash cans away from the mailboxes and posts so that the trash bins do not land on top of them after they are emptied by the sanitation department.



Mailboxes and Posts Being Damaged

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