



# May 2016

Community websites at

[www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org)  
for desktops and laptops

[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)  
for smartphones and tablets

Social Media Accounts at



## Next H.O.A. Meeting

The next HOA meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, May 17th, 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.

## Election Approaching in Our Community

As you have noticed, candidate applications are being mailed and emailed to residents this month. If you are interested in submitting a nomination form, it is due Saturday May 7th. Per our Election Rules and Voting Procedures, the nomination forms or candidate statements must be mailed 60 days before the election and received no later than 45 days before the annual meeting/election which is scheduled this year for June 21st. Finally, please note that more than 50% of the votes must be cast to reach quorum at the annual meeting in June and if this is not met by that time, more than 25% must be cast at the adjourned annual meeting in July for votes to be counted.

## Fine for Failure to Submit Architectural Application

During the 2014-2015 calendar year, numerous residents failed to submit architectural applications for landscape redesign, front door replacements and other projects that require architectural approval. Please note that any unauthorized work can be stopped by the HOA and the HOA can issue a fine of \$100 for failure to submit an application prior to the commencement of any work. Please see our community website and click on the "HOA Matters" link at the top of the homepage for our Architectural Standards and an Architectural Application which should be submitted to the guardhouse when planning work on your home. Finally, please note that our management company does not charge a fee for the review of the applications, the way most companies do. Instead, applications are processed by our volunteers. They are reviewed only at monthly Board meetings. However, you may request a rush on your application, but a fee of \$200 is required for this additional service. Email or call our property manager if you have any questions on the process.

## Maintaining Your Palm Trees-Remove Seeds and Dead Fronds

Please note that palm trees that are not properly maintained are always a primary concern of the site review committee. Some palm trees in the community require dead fronds to be removed; others require palm seeds be removed. The seeds often fall to the sidewalk where they are a hazard to pedestrians and they attract rabbits or rodents. If you have palm trees near the community sidewalks, please trim dead fronds and remove seeds from the trees before they fall to the ground. Those who have palm trees in side yards or back yards, please consider this too. Thank you for being considerate of others who live in your community.

**Board of Directors**  
**President**-Pete Heidenfelder  
**Vice President**-Larry Nicholas  
**Treasurer**-Tom Saebfar  
**Secretary**-Dan McCombs  
**Member**-Roya G.

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Fallen Palm Seeds Attract Rodents

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