

Northridge Heights Community Association



November 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, November 20, 2007 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

New Tennis Court Hours

During this past summer the hours for the pool areas were modified to allow greater access to the pool facilities, but because of abuses and issues relating to the pool areas and the tennis court areas, the board of directors has reversed its decision to extend the pool hours and has changed the hours residents may access the tennis courts. Please note the new hours: SWIMMING POOL/SPA AND RECREATION AREA-Hours: 7:00 a.m. to 11:00 p.m.. TENNIS COURTS-Hours: 7:00 a.m. to 10:00 p.m.. Also, when using the facilities early or late, please be considerate of the neighbors who live near the pools and tennis courts and remember that smoking in the pool/spa areas is prohibited.

Web Site



Did you know that holiday caroling in the community is a Northridge Heights tradition? That's right! In years past a flatbed vehicle and hot chocolate have been part of the festivities that usually begin on Buckeye Meadow Lane. If you are interested in participating in this festive occasion visit the community web site, click on the Social Calendar link and find out when and where the caroling and socializing will begin. Have fun, be safe and happy holidays!

Animal Waste Concerns

Once again animal feces in our HOA is an issue. Some residents at recent board meetings argue that issue is caused by dogs, leashed and unleashed, and others insist that the issue is caused by coyotes. Because of the recent controversy and because of past complaints relating to animal waste, the board of directors is considering steps to alleviate this dilemma. In the meantime, please remember that besides being unpleasant, unrecovered dog waste is a potential health hazard for the children, adults and other dogs in our community. Please be considerate of others and pick up after your dog and please report incidents of loose dogs to the management company. When emailing the management company about this issue, try to include photos of the dogs so that the situation can be documented.

Security Corner

Ace Security would like to remind residents about the use of "open access." This temporary pass allows guests into the community without calling the host's home each time a guest approaches the guardhouse. It is ideal for large parties and helps shorten lines into the community. Find out if it can be useful for you and don't forget your access code whenever you call down to the guardhouse!

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@ParadaRealEstate.com or call 368-0707 or fax 368-0703.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site

www.NorthridgeHeights.com

and

www.NorthridgeHeights.org

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

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 10/01/07. 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	Mid Pines Lane	4	3.00	2087	\$825,000		
Active	Yosemite Circle	3	3.00	2100	\$797,222		
Active	Mariposa Creek	3	3.00	2118	\$729,950		
Active	Mariposa Creek	5	3.00	2655	\$850,000		
Active	Mariposa Bay	5	3.00	2712	\$832,000		
Active	Mariposa Bay	5	2.75	2712	\$894,000		
Active	Sierra Meadows	5	3.00	2712	\$899,900		
Sold	Mariposa Bay	5	3.00	2712	\$890,000	\$895,000	09/06/07
Sold	Mariposa Creek	4	3.50	2770	\$849,000	\$835,000	08/27/07
Sold	Ahwanee Lane	3	3.00	2057	\$774,000	\$750,000	08/17/07
Sold	Owl Creek Way	4	3.00	2282	\$849,711	\$825,000	06/06/07
Sold	Madera Bay Lane	3	3.00	2118	\$799,900	\$795,000	05/22/07

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 - August 2007 \$588,970 (Up 2.0% from August 2006)
Los Angeles median home price - August 2007 \$605,300 (Up 2.6% from August 2006)

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.