

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.org and 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, November 17th, 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.

New Play Area Ground Cover at NHC Community Park

During the month of September, the NHC community park play area received new ground cover made of recycled and treated tire mulch. Metal and other components of the used tires have been removed and it's even more safe and child friendly than the recycled wood chips used previously. The material was provided to the community at cost by our treasurer Wyatt Underwood. He is the owner and president of Safeguard Surfacing. Visit the community web site for a photo and for more info on this material visit www.SafeguardSurfacing.com.

Please Update Auto and Guest Info at Guardhouse

Ace Security and the NHC security committee would like to urge all residents to update information on their license plates and guests. This is especially important if you have purchased a new vehicle lately and if you have removed guests from your list. Other recommendations include calling down to the guardhouse BEFORE your guests arrive. The time lost tracking down owners who are not immediately available causes other visitors to spend time unnecessarily in line trying to enter the community. Please help reduce wait times for our visitors and CALL AHEAD.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: The board continues to look for ways to cut costs and reduce expenses. During the 2009 fiscal year, the board re-examined various vendor contracts and decided to cut back on certain services. The same is being evaluated for the 2010 fiscal year. Most notably, the water conservation system is being re-examined to see if the service is cost effective considering the recent DWP water rationing guidelines. Other issues discussed at the last board meeting relate to recovering dues and legal expenses from delinquent homeowners. As mentioned in the previous newsletter, the board continues to have high expectations that more delinquent accounts will be resolved before year end. The 2010 budget will be reviewed at October's meeting and numerous steps should be taken to keep dues at their current levels and to increase the reserve account funding. More in next month's newsletter on the 2010 budget.

Security Corner

Because the residents in our community live so close, noise can carry and disturb others. Please be courteous to your neighbors and keep music and parties at a reasonable level. Please visit the community web site for rules and regulations and please keep in mind that repeat offenders can and will be fined.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.com

and

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

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 or call (818) 368-0707.

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) 363-0399
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 363-4477

Recent Home Sales

(Data source: Southland Regional Association of Realtors 10/01/09. 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	- Mariposa Creek	3	- 3.00	- 2118	- \$579,999	-----	
Active	- Coorsgold Lane	5	- 3.00	- 2365	- \$699,000	-----	
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	-----	
Active	- Mariposa Creek	3	- 4.00	- 2770	- \$679,500	-----	
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
Sold ---	Bear Valley Ln	4	- 3.00	- 2282	- \$610,000	- \$610,000	- 07/25/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 10/01/09. 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 \$	Rent \$	Rent Date
Active	- Ahwanee Lane	3	- 3.00	- 2211	- \$2850	-----	
Active	- Mariposa Bay	5	- 3.00	- 2712	- \$3,150	-----	
Active	- Mariposa Creek	4	- 4.00	- 2844	- \$2,950	-----	
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$2,950	- 08/19/09
Rented	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	- \$3,095	- 08/16/09
Rented	- Mariposa Bay	4	- 4.00	- 2770	- \$3,100	- \$3,100	- 08/01/09
Rented	- Coorsgold Ln	3	- 3.00	- 2118	- \$2,890	- \$2,700	- 07/28/09
Rented	- Mariposa Bay	5	- 3.00	- 2712	- \$3,095	- \$3,095	- 07/15/09

Real Estate Trends in California

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

California median home price - August 2009 \$292,960 (Up 2.6% from July 2009)
Los Angeles median home price - August 2009 \$339,980 (Up 0.2% from July 2009)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

The Recent Home Sale and Recent Home Rental section of this newsletter is updated 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.