



November 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

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Management Company

Fidelity Management Service Inc.
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Chatsworth CA 91311
Office - (818) 883-4442 ext. 233
Fax - (818) 883-6761
Dee Smith
Property Manager
@TheHeightsAtPorterRanch.org

Security Company

Ace Security
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Chatsworth CA 91311
Mike Goodwin
Ace Security
@TheHeightsAtPorterRanch.org



Freshly Polished Mailboxes

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, November 16th, 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.

Please Call Guardhouse for Guests on Halloween

The Security Committee would like to remind residents to please call the guardhouse for expected guests. This is true not only on busy days and nights like on Halloween, but this is also true on days that are not as busy. Calling ahead allows visitors to enter the community without waiting so long in line and it minimizes the turning away of guests when residents do not answer calls from the guardhouse. Finally, please remember to **DRIVE SLOWLY ON HALLOWEEN** and report any incidents to security as a patrol car has been assigned to our community for that day and evening.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The board of directors met and discussed issues related to the budget. While our treasurer Wyatt Underwood kept an eagle eye on expenditures, a rainy winter, a wet spring and a mild summer helped keep our water bill significantly under budget. It was also mentioned that if expenditures are kept low for next year the community will likely meet its goal of 100% reserve allocation by end of 2011! Other budget related matters related to recent repairs needed the gate and video system. Review of the minutes of the Security Committee revealed issues with individuals removing RFID tags from the windshields of their vehicles and trying to attach them to other vehicles. Even though the stickers are almost always damaged when they are removed, residents caught removing them and placing them on unauthorized vehicles will have the tags turned off. Finally, the Security Committee would like residents with new vehicles to remember submit info on the new vehicle plates to the guardhouse once the plates are received. Individuals not doing so will also have their tags turned off.

Please Keep Your Mailboxes Clean-Wipe Them Down with...

Homeowners are asked to take a moment to wipe down their mailboxes every so often to keep them looking clean. This may be done with furniture polish, but please do not spray the patina or green trim, as this material can stain if furniture polish is applied. Also, please remember that it is your obligation to maintain the exterior appearance of your homes. This means insuring that the exterior paint, landscaping, driveways, walkways, and garage doors are all maintained according to community standards. The management company will continue sending letters to homeowners who are not properly maintaining their properties and will ask that any work be completed within 30 days of the correspondence. If corrective actions are not taken, homeowners will be subject to fines. The Homeowners Association does not wish to impose fines, but homes must be properly maintained to protect property values for all homeowners. Thank you for your attention to this ongoing matter. Site Review Committee.

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) 527-6327.

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	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

Recent Home Sales

(Data source: Southland Regional Association of Realtors 10/01/10. 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	- Oakhurst Way	3	3.00	- 2118	- \$599,000	-----	
Active	- Ahwanee Lane	5	3.00	- 2688	- \$674,900	-----	
Active	- Mid Pines Lane	5	3.00	- 2825	- \$699,999	-----	
Active	- Mariposa Bay	4	3.00	- 3167	- \$698,700	-----	
Sold ---	Sierra Meadows	5	3.00	- 2655	- \$714,000	- \$660,000	- 09/15/10
Sold ---	Mariposa Bay	5	3.00	- 3160	- \$729,900	- \$699,000	- 09/10/10

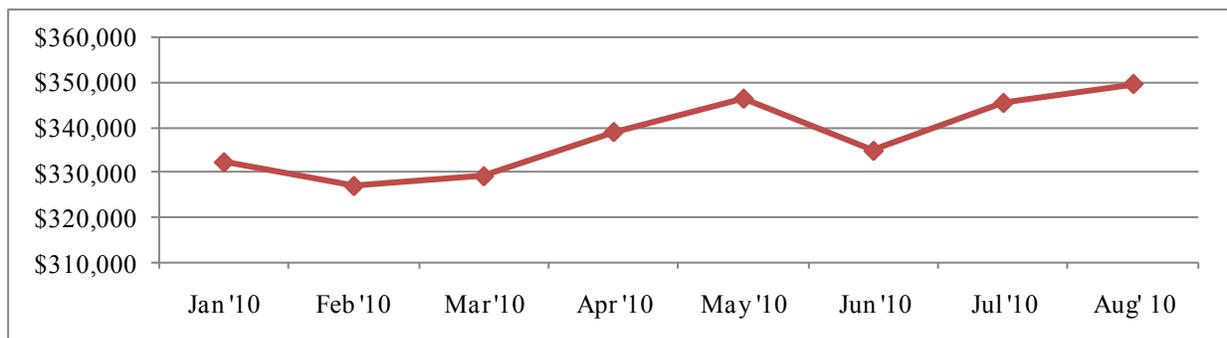
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 10/01/10. 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	- Buckeye Mead.	4	3.00	- 3214	- \$3,500	-----	
Rented	- Ahwanee Lane	5	3.00	- 2405	- \$3,095	- \$3,000	- 09/07/10
Rented	- Ahwanee Lane	3	3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10
Rented	- Mariposa Bay	4	3.00	- 3214	- \$3,595	- \$2,750	- 07/15/10
Rented	- Coorsgold Lane	3	3.00	- 2218	- \$2,850	- \$2,750	- 06/14/10

Los Angeles Median Home Price - January 2010 to August 2010

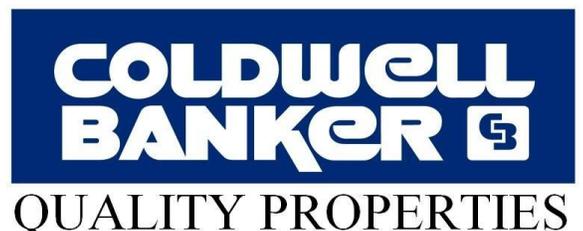
(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** 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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