



November 2011

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via periodic email alerts from TheHeightsAtPorterRanch@gmail.com And from BoardOfDirectors@TheHeightsAtPorterRanch.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 15th, 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.

Yearly Security Disclaimer from The Board of Directors

The Board of Directors, through its policies and vendors, takes reasonable and cost effective steps to assure the safety and security of our Community. However, no matter what steps are taken, neither the Board of Directors nor its vendors can guarantee your complete safety or security. For this reason, you should not fully rely on our Community, its board or vendors, to protect you from loss or harm. You should always provide for your own security by taking common sense precautions such as keeping your doors locked, refusing to open your door to strangers, asking workmen for identification, maintaining a security system, following rules and regs, obeying traffic rules/laws, abiding by security guidelines and carrying insurance against loss.

Architectural Procedures-Available on Web Site

Please note that architectural procedures are available on the community web site. The procedures include the architectural standards adopted in 2001 and the architectural application which was updated this year. Forms can also be obtained from the property manager or at the guardhouse.

Minutes-Available on Web site

Please note that minutes of the Board of Directors are available on the community web site. Click on the "Meetings" link for more or contact the property manager for hard copies of minutes as far back as 2008.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board reviewed the 2012 budget and annual disclosures that will be posted or mailed with the newsletters this month and in December The idea of establishing a Welcome Committee received support as various issues in recent months related to new community members not being familiar with rules, policies and procedures. Details on the committee will be discussed at the next Community Liaison Committee in early October. The review of various bids relating to landscape and maintenance was conducted, but the decision to change companies was deferred to the Community Liaison Committee. Several residents appeared before the Board and it was suggested that they attend the next Community Liaison Committee to get more involved on our HOA.

Billing Statements Available by Email! Try It for One Month!

Only about 17% of our residents have signed up for electronic billing statements even though almost 40% of residents pay using online bill pay. If you pay your bill online please consider experimenting with this technology and request billing statements/newsletters by mail and by email. Look for the "Email Opt In" form on the website and mail or email to the Property Manager. If you don't like it, opt back out any time!

Board of Directors

President-Pete Heidenfelder

Vice President-Dan McCombs

Treasurer-Howard Roth

Secretary-Dave Friedman

Member-Larry Nicholas

Management Company

Porter Ranch Community Association Management
P.O. Box 8047
Porter Ranch CA 91327
PropertyManager
@TheHeightsAtPorterRanch.org
(818) 527-6327 (Call/Text/VM)

Security Company

Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311
Mike Goodwin
AceSecurity
@TheHeightsAtPorterRanch.org



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