



November 2012

Community Web Site Available at
www.TheHeightsAtPorterRanch.org
for desktop computers and at
www.TheHeightsAtPorterRanch.com
For mobile phone users.

Next H.O.A. Meeting

The next general meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, November 20th, at 19911 Mid Pines Lane Porter Ranch. General session begins at 6:00 pm and executive session 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 last 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 Members of the Board met in October to discuss issues related to year end business. The budget for 2013 was passed and it was agreed that no assessment increase will be needed at this time so dues will continue at the same rate they have been for 6 years despite pressure from increased prices. Ace Security's contract with the community was renewed and patrol hours were increased slightly in order to avoid gaps in patrol during the year. Also, the Board's policy relating to foreclosure on homes with seriously delinquent balances was upheld. The policy has resulted in minimizing delinquencies because few owners, even owners with negative equity, are willing to risk being evicted from their homes for the non-payment of assessments.

Request/Clarification from Security about Call Downs

When calling down to the guardhouse for a guest, please provide the officer with the correct first name and the correct last name of your guest. If granting access to a company for a delivery or service, please provide the name of the company and, if possible, the name of the driver. Finally, advanced call downs expedite access for your guests and minimize wait times for the guests of other residents.

Board of Directors
President-Pete Heidenfelder
Vice President-Larry Nicholas
Treasurer-Howard Roth
Secretary-Dave Friedman
Member-Dan McCombs

The Heights at Porter Ranch
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Ed Parada
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Security Company
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Mike Goodwin
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Mike Goodwin Taking Your Calls

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