

Northridge Heights Community Association



October 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, October 16, 2007 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Pool Area Resurfacing

Over the last two years many residents have expressed concern over the declining aesthetic condition of the pool areas. This concern and this condition have not gone unnoticed by the board of directors. Board members, management and even security have been working with the maintenance company regarding general maintenance of these areas and the board is currently soliciting bids related to resurfacing the pool areas. The board would like to thank residents for their concern and would like to ask residents for their patience and cooperation during this project which should be completed before the next swimming season.

Web Site



Are you new to the community or curious about pressing issues within the community? If so, it might interest you to know that the minutes of the general meetings, since January of 2005, are available on the home page of the community web site. Also available are back issues of the community newsletter since January of 2007. For more, visit the site and send your comments or suggestions about the newsletter or the web site to our board secretary Ed Parada.

Mailbox Maintenance

Last year our HOA invested a significant amount of money acquiring and installing new mailboxes and posts. This welcomed improvement has added aesthetic and functional value to all the homes in our community. Since last year, the board's policy has been to place responsibility for the repair of these boxes and posts on the shoulders of the HOA, but because of the number of repairs to date this policy is currently being reviewed. You can help by not placing your trash cans near mailboxes and reporting damage immediately. Also, keep in mind that cleaning the boxes may be done with furniture polish, but please do not spray polish directly on the patina or the green finish as this will cause it to peel. Your cooperation is greatly appreciated.

Security Corner

During the 2007 calendar year the board of directors has considered, approved, and implemented various projects recommended by the security committee. Two of the most noted projects include improving the digital video surveillance system and installing the RFID entrance system. The latest project was a barrier arm for the visitor's entrance that was installed in late August. The security committee would like to thank of all the board members for considering and implementing the recommendations proposed by this dedicated committee.

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 09/01/07. 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	Mariposa Creek	3	3.00	2118	\$729,950		
Active	Bear Valley Lane	3	3.00	2282	\$799,950		
Active	Mariposa Bay	5	3.00	2712	\$890,000		
Active	Mariposa Bay	5	2.75	2712	\$894,000		
Active	Sierra Meadows	5	3.00	2712	\$935,000		
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
Sold	Mariposa Pines Ln.	4	3.50	2952	\$965,000	\$955,000	05/01/07
Sold	Yosemite Circle	5	2.75	2378	\$859,000	\$840,000	04/30/07

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 - July 2007 \$586,030 (Up 3.2% from July 2006)
Los Angeles median home price - July 2007 \$592,300 (Up 1.9% from July 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.

Sold - Ahwanee Lane 4 - 3.00 - 2688 - \$888,000 - \$860,000 - 04/11/07