

Northridge Heights Community Association



October 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, October 21, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Message from the New President of NHC-Ed Parada

It is with a certain amount of trepidation that I take on the role of president of NHC from Dan McCombs who dutifully served our community for the last decade. Although I can't imagine being able to fill his shoes, I am sure that I can serve the community competently with his support as vice president. My goals for the community include improving communication with residents by providing a forum where concerns can be expressed and educating residents with information on ways to make NHC a more pleasant place to live. (These issues I have already begun to address via my work on the web site, the newsletter, emails, the security committee and the site review committee.) In addition, I hope to ameliorate the declining conditions of our aging common areas by fast-tracking projects the board has already planned and making investments in our community that relate to aesthetics and improved security. I look forward to your feedback, support and cooperation.

Watering Outdoors-New City Ordinance

Residents are reminded that the city of Los Angeles recently enacted into law a revised city ordinance that limits how and when Angelenos can use water outdoors. Residents are now prohibited from watering their lawns between 9 a.m. and 4 p.m., and from watering more than 15 minutes a day. Residents are also prohibited from using a hose to wash off paved surfaces and must use a hose equipped with an automatic shut-off nozzle when washing their cars. Residential DWP customers who violate the rules will receive a warning and could be fined \$100.

Board of Directors Meeting

Brief Summary of August's Board Meeting-General Session:

The hot topic for the evening was residents bringing excessive numbers of guests into the pool and tennis court facilities and residents allowing visitors to use the facilities unaccompanied. Residents are reminded that the community rules and regulations limit guests to 8. Also, guests in the recreation facilities must be accompanied by residents at all times and private lessons of any type are prohibited. See the community Rules and Regulations at www.TheHeightsAtPorterRanch.com.

Security Corner

Although reservation of the park for private parties is allowed with permission, the problem of overflowing trash cans from weekend parties has been noted as of late. This unsightly problem usually occurs when parties are booked back to back and although NHC purchased an additional trash can last year for this area, the problem continues. A solution to the problem may be a small fee from parties for trash bin rentals or the purchase of a community bin. Look for change in this policy next spring, but also look for a cleaner and neater park area.

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 368-0707 or fax 368-0703.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-John Phillips

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

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 09/01/08. 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 | -\$699,000 | ----- | |
| Active | Mariposa Creek | 4 | 3.00 | 2665 | -\$669,000 | ----- | |
| Active | Mariposa Creek | 5 | 4.00 | 2770 | -\$860,000 | ----- | |
| Active | Mariposa Bay | 4 | 3.00 | 3168 | -\$922,000 | ----- | |
| Sold | Yosemite Circle | 5 | 3.00 | 2378 | -\$679,000 | -\$645,000 | - 08/08/08 |
| Sold | Yosemite Circle | 5 | 3.00 | 2712 | -\$680,000 | -\$700,000 | - 07/14/08 |
| Sold | Mariposa Bay | --- | 5 | 3.00 | -\$729,000 | -\$700,000 | - 06/09/08 |
| Sold | Mariposa Creek | 5 | 3.00 | 2655 | -\$699,900 | -\$660,000 | - 06/09/08 |
| Sold | Yosemite Circle | 3 | 2.50 | 2100 | -\$649,999 | -\$650,000 | - 06/09/08 |
| Sold | Mariposa Creek | 3 | 3.00 | 2118 | -\$685,000 | -\$640,000 | - 05/23/08 |
| Sold | Buckeye Meadow | 5 | 3.00 | 3160 | -\$749,900 | -\$730,000 | - 05/20/08 |

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 2008 \$350,760 (Down 40.3% from July 2007)
Los Angeles median home price - July 2008 \$393,690 (Down 34.0% from July 2007)

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. President Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.