

The Heights at Porter Ranch-Newsletter



2009

(This newsletter is also available online at www.TheHeightsAtPorterRanch.org and www.NorthridgeHeights.org)

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, October 20th, 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.

Heights Annual Halloween Party

Join the Heights Community for a ghoulish party Saturday October 31st from 4:30pm to 6:00pm in the park area of our community. A ghostly parade and a costume contest will be followed by pizza and drinks.

Message from NHC Board about Dues and Delinquencies

Yes, NHC's homeowner delinquencies have increased during the last 18 months, but in April's newsletter the board's aggressive response to seriously delinquent homeowners was announced and implemented; from the end of April to the time this article was written, the number of delinquencies over \$785 has declined by 25% and the delinquent total due from homeowners has declined by almost 9%. In addition, the board continues to have high hopes that more serious delinquencies may be resolved by the end of the year. This is all significant progress, but it does not preclude another dues increase in January even though numerous cost cutting steps taken by our treasurer and the board have been effective. Next year's budget will be reviewed at October's board meeting and more on the topic of a dues increase will be discussed. Look for details in December's newsletter.

Board of Directors Meeting

Brief Summary of last month's Board Meeting-General Session: The success of the slurry project was discussed. The long hours that Mike Goodwin of Ace Security worked to assure that the project was completed timely and with minimal interruptions was noted. He and board president Ed Parada knocked on doors each morning to remind residents to move vehicles and to avoid parking on certain streets. A golf cart rented for the project helped individuals get to and return from their vehicles. In large part to the efforts of Mike and Ed, no vehicles were towed during the '09 slurry project. Fining residents who drove on wet slurry was also discussed, but no specific fines were recommended. Declining resident delinquencies were also discussed. See above for details on how this may impact the raising of dues during 2010. The issue of volunteers for the site review committee was discussed.

Pedestrian Gate Keys on Sale for Just \$10, but only during Oct.

Due to recent damage to NHC pedestrian gates that has probably been caused by individuals without gate keys, and in an effort to encourage the purchase of pedestrian gate keys, the Security Committee recently proposed that the keys be sold at a discount for a short period of time. During the month of October, keys normally selling for \$25 each will be sold for only \$10. The keys can be used for tennis courts also! See Mike or Daniel at the guardhouse or call Michelle at Ross Morgan & Company.

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 (818) 368-0707.

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

Community Web Site & Email:

www.TheHeightsAtPorterRanch.com

or

www.NorthridgeHeights.com

and

NorthridgeHeights@verizon.net

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399 ext. 101

Fax: (818) 363-4477

After hours: (818) 907-6622 ext. 811

matkinson@rossmorganco.com

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	Ross Morgan & Co. Office	(818) 363-0399
Household Hazardous Waste	(800) 988-6942	Ross Morgan & Co. Fax	(818) 363-4477

Recent Home Sales

(Data source: Southland Regional Association of Realtors 09/09/09. 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	- \$579,999	-----	
Active -	Coorsgold Lane	5 - 3.00 - 2365	- \$699,000	-----	
Active -	Coorsgold Lane	5 - 3.00 - 2365	- \$739,000	-----	
Active -	Ahwanee Lane	4 - 3.00 - 2688	- \$635,000	-----	
Active -	Mariposa Creek	3 - 4.00 - 2770	- \$679,500	-----	
Sold ---	Madera Bay Ln	3 - 3.00 - 2118	- \$604,900	- \$604,900	- 08/14/09
Sold ---	Ahwanee Lane	4 - 3.00 - 2087	- \$609,000	- \$590,000	- 08/06/09
Sold ---	Mariposa Bay	4 - 3.00 - 2814	- \$680,000	- \$680,000	- 08/03/09
Sold ---	Bear Valley Ln	4 - 3.00 - 2282	- \$610,000	- \$610,000	- 07/25/09
Sold -	Buckeye Meadow	4 - 3.00 - 2844	- \$649,000	- \$640,000	- 05/11/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 09/09/09. 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 \$	Rent \$	Rent Date
Active -	Mariposa Creek	4 - 4.00 - 2844	- \$3,300	-	-----
Rented -	Mariposa Bay	5 - 3.00 - 2712	- \$3,095	- \$2,950	- 08/19/09
Rented -	Ahwanee Lane	5 - 3.00 - 2405	- \$3,095	- \$3,095	- 08/16/09
Rented -	Mariposa Bay	4 - 4.00 - 2770	- \$3,100	- \$3,100	- 08/01/09
Rented -	Coorsgold Ln	3 - 3.00 - 2118	- \$2,890	- \$2,700	- 07/28/09
Rented -	Mariposa Bay	5 - 3.00 - 2712	- \$3,095	- \$3,095	- 07/15/09
Rented -	Mariposa Bay	5 - 3.00 - 2712	- \$3,195	- \$3,195	- 05/30/09

Real Estate Trends in California

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

California median home price - July 2009 \$285,480 (Up 3.9% from June 2009)
 Los Angeles median home price - July 2009 \$339,430 (Up 6.1% from June 2009)

Links to the California Association of Realtors website available at:

www.SanFernandoValleyHomes.us

The Recent Home Sale and Recent Home Rental section of this newsletter is updated 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.