



October 2010

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

Board of Directors

President-Ed Parada

Vice President-Dan McCombs

Treasurer-Wyatt Underwood

Secretary-Pete Heidenfelder

Member-Dave Friedman

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Chatsworth CA 91311
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Dee Smith
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Security Company

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Chatsworth CA 91311
Mike Goodwin
Ace Security
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Mud and Debris in HOA Gutters.

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, October 19th, 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.

Elections for 3 NHCA Board Members

Per our community CC&R's, 3 of the 5 board positions are up for reelection this year. Self-nomination forms were mailed out in August and, by the time this publication was printed, the names of interested individuals should have been received. Ballots were scheduled to be sent out in September and they will be counted at the next annual meeting which will be held on the 3rd Tuesday of the month, October 19th, at 19911 Mid Pines Lane Porter Ranch. The meeting will be held at 6:00 pm. Hope to see you there.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The board of directors met and discussed the issue of maintaining the exterior of homes that have been foreclosed by banks. In many cases, banks have failed to landscape the homes they have acquired in our community. The community landscape company will be providing this service and the banks will be billed accordingly. The board also discussed the growing problem of rodents in the community. Rabbits and other pests have been feasting on fallen palm tree seeds and this was the focus of the community site review conducted in September. The board also reaffirmed the position taken on the reparation of mailboxes. Homeowners are responsible for paying for reparations to their mailboxes and posts, even if they were not responsible for causing the damage. The community HOA will no longer assume the responsibility of billing or collecting from visitors, delivery trucks or mail delivery vehicles. The board and security company asked the management company to send thank you letters to resident tennis court players who took the time to clear pine tree needles from the tennis courts. Thank you gracious neighbors!

New Procedures Regarding Gutter Cleaning & Street Cleaning

For several years the board of directors has struggled with the issue of mud, algae, and debris accumulating in level gutters in our community. In the past, the board hired a street/gutter sweeper, but residents complained that the debris was being spread out into the street. Two years ago the community hired a company to pressure wash the gutters, but the service was costly and spotty. During the summer the board decided to purchase a machine and tank so that the service would cost less and so that the board could select vendors to operate the HOA owned machines. The board estimates that the cost savings from the previous service is half and the money saved will be used to purchase additional hours of cleaning. Look for cleaner streets and please report problem areas by downloading the community map of the website and noting areas that need attention. The forms can be emailed to management or submitted in person to the guard shack. Ask for our post commander Mike Goodwin.

The Northridge Heights Community newsletter is designed and edited by your neighbor and Northridge Heights HOA board member **Ed Parada**. Comments can be sent to Ed@SanFernandoValleyHomes.us or call (818) 414-9977.

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	Fidelity Management Office	(818) 883-4442
Household Hazardous Waste	(800) 988-6942	Fidelity Management Fax	(818) 883-6761

Recent Home Sales

(Data source: Southland Regional Association of Realtors 09/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Sale \$	Sale Date
Active	- Oakhurst Way	3	3.00	- 2118	- \$599,000	-----	
Active	- Sierra Meadows	5	3.00	- 2655	- \$714,000	-----	
Active	- Ahwanee Lane	5	3.00	- 2688	- \$699,000	-----	
Active	- Mid Pines Lane	5	3.00	- 2825	- \$749,950	-----	
Active	- Mariposa Bay	5	3.00	- 3160	- \$729,900	-----	

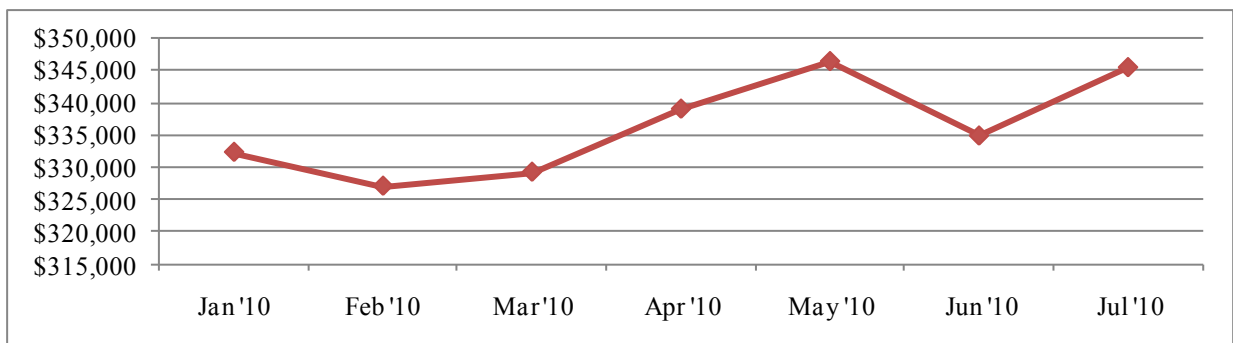
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 09/01/10. Information deemed reliable but not guaranteed. Visit the community web site for the latest information at www.TheHeightsAtPorterRanch.org.)

Status	Street	Beds	Baths	Size	List \$	Rent \$	Rent Date
Active	- Buckeye Mead.	4	3.00	- 3214	- \$3,500	-----	
Rented	- Ahwanee Lane	3	3.00	- 2100	- \$2,750	- \$2,750	- 07/15/10
Rented	- Mariposa Bay	4	3.00	- 3214	- \$3,595	- \$2,750	- 07/15/10
Rented	- Coorsgold Lane	3	3.00	- 2218	- \$2,850	- \$2,750	- 06/14/10
Rented	- Ahwanee Lane	3	3.00	- 2211	- \$2,900	- \$ 2,795	- 03/20/10

Los Angeles Median Home Price - January 2010 to July 2010

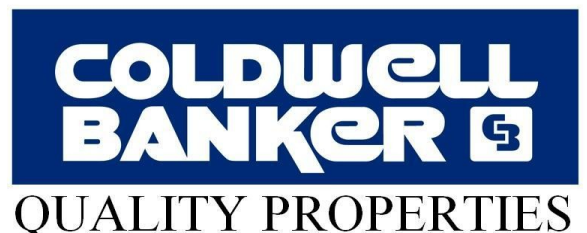
(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)



Links to the **California Association of Realtors** website and info on **Porter Ranch Median Home Prices** available at:

www.SanFernandoValleyHomes.us

*The Real Estate section of this newsletter is updated by your neighbor and NHCA board member **Ed Parada**. He is a Realtor, e-PRO, and licensed real estate broker in the Porter Ranch area.*



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