



October 2011

This newsletter is also available on-line at www.TheHeightsAtPorterRanch.org and via periodic email alerts from TheHeightsAtPorterRanch@gmail.com And from BoardOfDirectors@TheHeightsAtPorterRanch.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 18th, 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.

Late Fees, Interest and Legal Fees

Now that the transition period between the old management company and the new management company is complete, residents are reminded that starting in September the payment of dues after the 15th of the month will mean that late fees of \$18.50 will be imposed. Legal fees and collection fees will begin to post directly on your statement and interest will also be calculated at a rate of 12%, but will not appear on the statements as interest is calculated separately. See the Lien and Collection Policy 2011 mailed to you in July for details on new collection fees and fines. Email the property manager if you have any questions or call our new delinquent assessment collection specialists Witkin and Neal in Van Nuys at (818) 845-8808.

Election Approaching in Our Community

As you may have noticed, candidate applications were mailed to residents in the community during the month of July. As of the date of this newsletter, 3 individuals expressed interest in the two seats thus an election is required. Look for candidate statements in your billing statement and please submit your ballots in the envelopes provided. More than 50% of the votes must be cast to reach quorum at the annual meeting and more than 25% must be cast at the adjourned meeting for votes to be counted.

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board of Directors met during the month of August to review and clarify the expectations the Board has on residents paying dues on a timely basis. The Lien and Collection Policy of 2011 was mentioned. Directives were given to the property manager relating to the issuing of pre-lien letters and notices of delinquent assessments in accordance with the lien and collection policy approved by the Board of Directors in early summer. (See lead article.) The property manager was asked to issue one last notice to delinquent residents before late fines and legal fees resumed. The Board of Directors also had preliminary discussions relating to the 2012 budget and directives were given to the property manager to rebid the landscape maintenance contract and the janitorial maintenance contract.

Gutter & Street Debris-Residents Should Help Maintain!

The issue of gutter algae and street debris from over watered lawns and gardeners who blow clippings into the street has been an issue for years. Over the years street sweeping companies were hired, but residents complained that the material was being swept in to the street creating an even greater eyesore. Recently the Board hired a company to address the issue but the amount of debris is greater than anticipated. Please try not to over water your lawns and please have your gardeners refrain from blowing matter into our streets. This will be checked at future site reviews and violators will be cited.

Board of Directors

President-Pete Heidenfelder

Vice President-Dan McCombs

Treasurer-Howard Roth

Secretary-Dave Friedman

Member-Larry Nicholas

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Mud and Debris in HOA Gutters.

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