

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, September 15th, 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.

DWP Water Restrictions

Are you having trouble trying to follow DWP watering guidelines and maintain your lawn in the same condition as before the water restrictions? If so, or if you are one of the individuals who received a letter recently about maintaining your lawn, please be advised that the board of directors knows that it will be difficult to keep lawns as green as before, but in accordance with our rules and regulations, "All owners are responsible for keeping their property in a neat and orderly. All grass areas must be kept trimmed. All weeds, clippings, and unsightly debris must be removed from the premises." Please follow DWP watering guidelines, but also try to maintain your lawns in accordance with our community's aesthetic standards.

Additional Line Added in Guardhouse

In an effort to reduce the cost of phone calls in the guardhouse, the board of directors has purchased a VOIP line for use by Ace Security. This voice over internet protocol phone line, available through Vonage, allows the guards to make toll free calls to residents who use their out of area cell phones instead of a home phone. The new line will not receive inbound calls, but if you call back on that line your call will be forwarded to the "831" line. This may be confusing, but just remember that the guards will call out from the "357" line and you will call them on the "831" line. Please don't refuse or ignore calls from this new line or your guests will be denied entry to the community when they visit.

Board of Directors Annual Meeting

Brief Summary of last month's Board Meeting-General Session: Quorum was not reached thus the annual meeting could not be convened. An issue that will be discussed at the next meeting has to do with the board deciding to attempt to hold another meeting in hopes that quorum would be reached. The votes already cast and received would be used to attempt to reach quorum, but since three individuals are running to fill three positions, the board may decide against attempting to reach quorum.

Security Corner

Landscape lighting, although it beautifies your home, can be a distraction to your neighbors especially if it is shining at or in a window. The Security Committee asks you to please keep this in mind. Also keep in mind that calling down to the guard house BEFORE your guests arrive minimizes the wait time for your visitors and others as well. Call ahead of time or use the "open access" option for large parties.

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

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.

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 885-8850
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
Michelle Atkinson	matkinson@rossmorganco.com

Recent Home Sales

(Data source: Southland Regional Association of Realtors 08/07/09. 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	- Madera Bay Ln	3	- 3.00	- 2118	- \$604,900	-----	
Active	- Bear Valley Ln.	4	- 3.00	- 2282	- \$610,000	-----	
Active	- Ahwanee Lane	4	- 3.00	- 2688	- \$635,000	-----	
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 -	Buckeye Meadow	4	- 3.00	- 2844	- \$649,000	- \$640,000	- 05/11/09
Sold -	Mid Pines Lane	5	- 3.00	- 2405	- \$699,000	- \$660,000	- 05/01/09
Sold -	Ahwanee Lane	5	- 3.00	- 2427	- \$619,777	- \$600,000	- 03/11/09

Recent Home Rentals

(Data source: Southland Regional Association of Realtors 08/07/09. 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 Bay	5	- 3.00	- 2712	- \$3,095	-----	
Active	- Ahwanee Lane	5	- 3.00	- 2405	- \$3,095	-----	
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
Rented	- Oakhurst Way	3	- 3.00	- 2118	- \$2,895	- \$2,800	- 04/23/09
Rented	- Oakhurst Way	4	- 3.00	- 2300	- \$2,900	- \$2,900	- 04/01/09

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.