



September 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

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Member-Dave Friedman

Management Company

Fidelity Management Service Inc.
9310 Topanga Canyon Blvd. 220A
Chatsworth CA 91311
Office - (818) 883-4442 ext. 233
Fax - (818) 883-6761

Dee Smith

PropertyManager
@TheHeightsAtPorterRanch.org

Security Company

Ace Security
21006 Devonshire St. #209
Chatsworth CA 91311

Mike Goodwin

AceSecurity
@TheHeightsAtPorterRanch.org



Fallen Palm Seeds Attract Rodents

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be the 3rd Tuesday of the month, September 21st, 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.

Please Maintain the Exterior Appearance of Your Home

Homeowners are reminded that it is their obligation to maintain the exterior appearance of their homes. This means addressing peeling, chipped and faded paint, keeping landscaping maintained including replacement of dead plant material and proper trimming of bushes and trees, making sure there are no oil, rust or other stains on their driveways and walkways, and keeping garage doors painted and clean. The management company will be sending out letters to homeowners who are not properly maintaining their homes and asking that the necessary corrections be made within 30 days. If corrective actions are not taken, the homeowners will be subject to fines. Association is responsible for insuring that all homes are properly maintained to protect the property values of all homeowners. Thank you for your cooperation.

New Procedures for Using Tennis Courts

Due to numerous complaints by residents about abuse, unfair use of tennis courts and excessive numbers of players on the courts, new procedures have been put into place for the use of the courts. Residents must check in with the security guard and the key to the gate will be issued only to adult residents. A valid identification shall be used to reserve play and obtain the key. Players will be required to turn over the court to waiting players after 1 hour of play. Waiting players should also check in with the guard house. Residents are prohibited from using the courts for tennis lessons and or public functions and residents may be refused use for violation of any tennis court rules. Visit the community web site for details.

Board of Directors Meeting

Brief Summary of recent Board Meeting-General Session: The topic of street gutter maintenance was discussed. NHCA is considering the purchase of a mobile power washing unit to keep the streets free of debris and standing water. The board also debated the release of the water conservation company in light eased DWP restrictions on watering. It was argued that increased water usage would warrant keeping the water consultants as the savings in lower tier rates would more than pay for the service.

Maintaining Your Home-Palm Trees

Palm trees that are not properly maintained will be the focus of September's site review. Some palm trees in the community require dead fronds be removed while others require palm seeds be removed from the fronds as they often fall to the sidewalk where they are a hazard to pedestrians and they attract rabbits and other rodents. If you have palm trees near the community sidewalks, please trim dead fronds or remove seeds from the trees before they fall to the ground. Thank you for being considerate of others who live in your community.

*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 08/01/10. 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	- \$719,000	-----	
Active	- Mariposa Creek	4	- 4.00	- 2844	- \$640,000	-----	
Active	- Mariposa Bay	5	- 3.00	- 3160	- \$729,900	-----	
Active	- Mariposa Bay	4	- 3.00	- 3214	- \$749,000	-----	

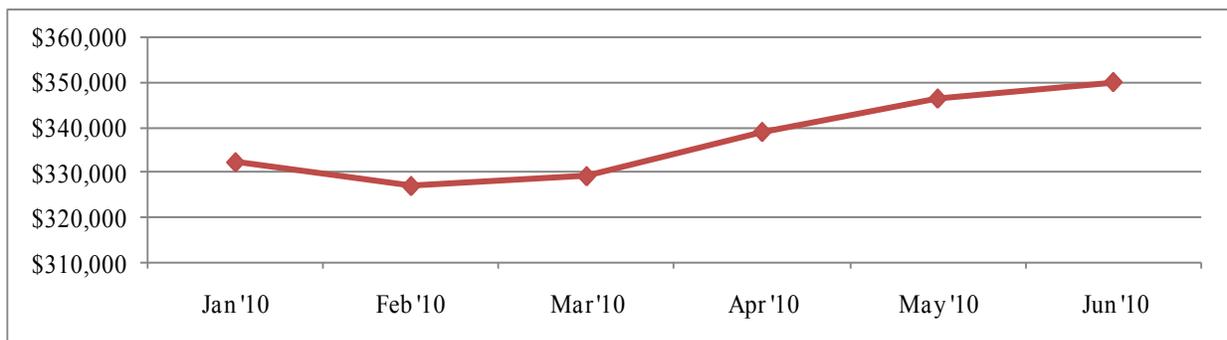
Recent Home Rentals

(Data source: Southland Regional Association of Realtors 08/01/10. 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	- Mid Pines Lane	5	- 3.00	- 2825	- \$3,499	-----	
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 June 2010

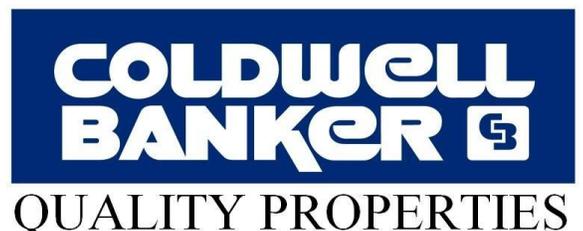
(Data source: California Association of Realtors. Information deemed reliable but not guaranteed.)



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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