



# September 2011

This newsletter is also available on-line at [www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org) and via periodic email alerts from [TheHeightsAtPorterRanch@gmail.com](mailto:TheHeightsAtPorterRanch@gmail.com) And from [BoardOfDirectors@TheHeightsAtPorterRanch.org](mailto: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, September 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.

## Dogs Must Be on a Leash in the Community

A reminder to everyone about having their dogs on leashes in the community. Residents have reported several encounters with dogs off leashes. Not only is it community rules, it is the law. **Rules and Regulations VIII-Pets** states, "Dogs and cats shall not be allowed to run loose in the community. Dogs shall be walked on leash by persons capable of controlling them. Pet owners must abide by all appropriate County and/or City leash laws." Please note that incidents of this type are finable offenses.

## NFPA Suggests Smoke Detector Replacement Every 10 Years

Due to the fact that aging electronic components make smoke detectors less reliable and more susceptible to false alarms, the National Fire Protection Agency recommends that smoke detectors be replaced every 10 years. The smoke detectors originally installed in our community are between 10-15 years old and should be changed, especially if they go off in the middle of the night without cause. Some licensed contractors charge about \$55 to replace and install each, but the smoke detectors can be changed yourself. Note that smoke detectors are "hardwired," but they are hardwired so that if one detectors sound, they should all sound. If not, they should be replaced. Also, hardwiring doesn't mean that batteries shouldn't be replaced. Change those too! UPDATE-As of July 1, 2011, carbon monoxide detectors are now required in every dwelling with gas burning furnace or water heaters. Refer to Senate Bill 183 for more.

## Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board of Directors met in July to discuss possible changes to the community rules and regulations. The first topic relating to the rules and regs had to do with the misuse or transferring of RFID tags from one vehicle to another. For security reasons, this is prohibited and may be a finable offense on the new version of the rules and regs scheduled for release later in the year. Also discussed was the possibility of requiring residents to use MORE than 50% of their garage space and driveway space before requesting a street parking permit. This will allow for more parking on the streets for guests and will minimize abuse of street parking passes. Also discussed was the upcoming elections.

## New Policy on Misuse of RFID Tags-Fine and Repurchase

The policy of the Board of Directors on the transferring of RFID stickers has been clear from the implementation of the RFID system years ago. RFID stickers or tags are not transferrable! However, the Board's new policy on misuse of RFID stickers or tags will result in a \$100 fine and the termination of the existing tag. Replacement tags can be obtained for \$25, but the total cost of the new tag with the fine will be \$125! See Mike Goodwin at the guard shack for details on this new policy.

## Board of Directors

**President-Pete Heidenfelder**

**Vice President-Dan McCombs**

**Treasurer-Howard Roth**

**Secretary-Dave Friedman**

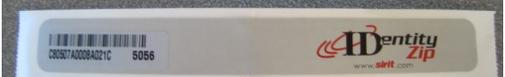
**Member-Larry Nicholas**

## Management Company

Porter Ranch Community Association Management  
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*PropertyManager*  
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(818) 527-6327 (Call/Text/VM)

## Security Company

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21006 Devonshire St. #209  
Chatsworth CA 91311  
**Mike Goodwin**  
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**Fines Soon for Transferring RFID**

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