



# September 2012

Community Web Site Available at  
[www.TheHeightsAtPorterRanch.org](http://www.TheHeightsAtPorterRanch.org)  
for desktop computers and at  
[www.TheHeightsAtPorterRanch.com](http://www.TheHeightsAtPorterRanch.com)  
For mobile phone users.

## Next H.O.A. Meeting

The next general meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, September 18th, at 19911 Mid Pines Lane Porter Ranch. General session begins at 6:00 pm and executive session at 7:00 pm. Hope to see you there.

## Resident Communication with Board-Email Preferred

Although resident participation at board meetings is welcome and encouraged, the Board of Directors would like homeowners to communicate in writing via standard mail or by email instead of at the monthly meetings. The purpose of this policy is two fold: The primary reason is that most issues can be addressed quickly by the community manager, but the secondary reason is that it helps to provide documentation about issues that arise and helps the association track any outstanding concerns to help get them resolved. Residents may send email communication to [propertymanager@theheightsatporterranch.org](mailto:propertymanager@theheightsatporterranch.org) or send mail to The Heights at Porter Ranch P.O. Box 8047 Porter Ranch CA 91327-8047 or submit the "Request for Action" form (available at the guardhouse and on the community website) directly to the guardhouse. The Board Members thank you for your cooperation.

## Waive Up to One Late Fee-Sign Up for E-Billing Statements!

If you paid your dues late recently there is a way to avoid the late fee. Sign up for email billing statements! Yes, if you currently receive your statements by mail and have incurred a late fee within the last two months, you can have the \$18.50 waived one time. Please note that your balance must be current and you must be new to the email billing statement program. Currently only about 25% of the community is signed up for email billing statements and the board is looking for ways to expand the program and educate residents about this convenient postage and paper saving option.

## Pool Projects Now Complete

Special thanks to project chairs Larry Nicholas and Dan McCombs for their dedication to the pool/park/tennis courts project that began in October 2011. The project included repainting the tennis court fencing, modifying the north pool area design to include a park area, the addition of substantial tree and plant improvements, as well as the bathroom remodeling project. The projects involved multiple trips to plant nurseries, tile and paint stores and numerous meetings with our general contractor Raul Alvarez. Special thanks also to Dave Friedman for his help with the projects and overseeing the recent re-strapping of the pool loungers. All of the projects included numerous design decisions and attention to detail that we believe will be noticed. It is hoped that the showers and the decking can be re-done before next year's swim season, but the project is still under consideration and will be evaluated at the budget meetings later in the year. For now, hats off to all involved and special thanks to our general contractor Raul Alvarez of Caribe Construction Inc. who was instrumental in getting the project completed in accordance with our budget and within the timeframes established by the Board of Directors. He can be contacted at [caribe2005@att.net](mailto:caribe2005@att.net) or at (323) 770-5444.

**Board of Directors**  
**President**-Pete Heidenfelder  
**Vice President**-Larry Nicholas  
**Treasurer**-Howard Roth  
**Secretary**-Dave Friedman  
**Member**-Dan McCombs

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Photo of Remodeled Bathroom

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