



September 2013

Community Web Site Available at
www.TheHeightsAtPorterRanch.org
for desktop computers and at
www.TheHeightsAtPorterRanch.com
For mobile phone users.

Next H.O.A. Meeting

The next meeting of The Heights at Porter Ranch will be the 3rd Tuesday of the month, September 17th, at 19911 Mid Pines Lane Porter Ranch. The general meeting begins at 6:00 pm and the executive meeting at 7:00 pm. Hope to see you there.

Election Results

The Board of Directors met in August to tally up the votes cast for the two positions open on the Board or to allow the incumbents to remain in their positions if quorum was not met. Unfortunately, at the time of the printing of this newsletter the meeting had not yet taken place. For this reason the results of the election or the decision of the Board to allow the incumbents to remain if quorum was not met will be published in next month's newsletter.....

Why Does the Community Slurry the Streets so Often?

Without proper maintenance the life span of an asphalt pavement is only 10-12 years. The cost to replace down to the aggregate is about \$1.2m in our community and it is the single most expensive item in our reserve budget. By treating the roads consistently about every 4 years, the HOA hopes to double or more the life expectancy of the street material. This is another example of the BOD taking steps to protect the condition of the community and keep monthly dues expense low as long as possible. The next slurry project in the community is tentatively scheduled for late September or early October. Look for special mailers on the dates of the project and expected street closures with maps next month. During this period it is absolutely necessary that vehicles and individuals stay off the surface of the asphalt to avoid personal injury, damage to vehicles and damage to the streets. Also during this period, failure to comply with precautionary guidelines can result in fines and the towing of your vehicle. More on the project next month. Thank you for your cooperation and understand-

Board of Directors Meeting

Brief Summary of Recent Board Meeting-General Session: The Board met to discuss possible dates for the slurry project which will take place in the fall. Another item discussed was the idea of planting Purple Flax along the fence that separates the dog park and the community pool. The selection of a new CPA for the community was addressed and so was the voting on tax resolution 70-604 which allows community associations to roll over some surpluses from one year to the next and avoid the tax consequences of doing so. This is required every year at the annual meeting.

Homeowners with Forwarding Addresses or P.O. Boxes

Please keep in mind that it is the responsibility of each homeowner to notify management when personal residences are converted to rental properties, when forwarding addresses are changed or when P.O. Boxes are canceled. Often times this info is shared with security and security shares this info with management, but if management does not have a correct mailing address on file for billing invoices, election mailers, legal filings and special notices, these important documents can't be delivered! Please share this info with security or with the management company directly.

Board of Directors

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

The Heights at Porter Ranch
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Porter Ranch CA 91327-8047

*BoardOfDirectors@
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Management Company

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Ed Parada

*PropertyManager@
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(818) 527-6327 (Voicemail 24/7)*

Security Company

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21006 Devonshire St. #210
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Mike Goodwin

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Slurry Seal Project Coming Soon

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