

Northridge Heights Community Association



September 2007

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, September 18, 2007 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

NHC Board Election Results



This year three positions on the board of directors were available and all three positions have now been officially filled! Dan McCombs will continue his long standing service to the community and will serve again as President. Ed Parada will extend his 4 years of service to the community and will serve again as the board's Secretary and the newest board member will be Wyatt Underwood, who will serve as the board's Member at Large. Thanks to the previous board member Mark McClure whose time and efforts brought positive change to the tennis courts.

Web Site



During the last several months many residents in the community have requested to make significant home improvements to their properties. Residents planning on making such changes to their homes are reminded that a formal process exists to have these construction projects approved. Information about this process can be found on the community web site. Before you begin any work, click on "Architectural Application" and "Architectural Standards/Guidelines" for details on the process and contact our friendly community property manager Michelle Atkinson at Ross Morgan and Company at 363-0399 extension 101.

Oversight Committee

At July's board meeting a committee was created to help the management company maintain the high aesthetic standards that the residents of our community deserve and have been demanding as of late. This new committee has been asked to inform residents that property conditions relating to excessively faded stucco, significantly discolored or damaged garage doors, oil soaked driveways and related aesthetic issues should be corrected within the next 45 days. The association will send violation letters to those not maintaining their homes appropriately and will ask residents to attend a hearing and possibly pay fines. Review our Architectural Application/Guidelines before any work is done and call Michelle Atkinson.

Security Corner

Now that the RFID entrance system has been installed and the decal distribution is in its final stages, the board of directors would like to thank and acknowledge the numerous individuals that were involved with the project's concept and implementation. Thanks Pete H., Wyatt U., Sheila S., Ed P., Phil N., and John P.. Special thanks also to Mike Goodwin and Mike Hook of Ace Security for their tireless efforts, insights and cooperation.

The Northridge Heights Community newsletter is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. Comments can be sent to Ed@ParadaRealEstate.com or call 368-0707 or fax 368-0703.

Board of Directors

President-Dan McCombs

Vice President-Phillip Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site

www.NorthridgeHeights.com

and

www.NorthridgeHeights.org

Management Company

Ross Morgan & Company

Michelle Atkinson

Phone: (818) 363-0399, ext. 101

Fax: (818) 363-4477

matkinson@rossmorganco.com

After hours emergencies:

(818) 907-6622 ext. 811

Important Phone Numbers

(Additional information on the community web site.)

Ace Security Office	(818) 567-1279
Ace Security Fax	(818) 567-1302
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

Recent Home Sales

(Data source: Southland Regional Association of Realtors. 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	Ahwanee Lane	3	3.00	2057	\$774,000		
Active	Mid Pines Lane	4	3.00	2087	\$845,000		
Active	Mariposa Creek	3	3.00	2118	\$729,950		
Active	Bear Valley Lane	3	3.00	2282	\$799,950		
Active	Mariposa Bay	5	3.00	2712	\$890,000		
Active	Mariposa Creek	4	3.50	2770	\$849,000		
Active	Mariposa Pines	4	3.00	3168	\$999,900		
Sold	Owl Creek Way	4	3.00	2282	\$849,711	\$825,000	06/06/07
Sold	Madera Bay Lane	3	3.00	2118	\$799,900	\$795,000	05/22/07
Sold	Mariposa Pines Ln.	4	3.50	2952	\$965,000	\$955,000	05/01/07
Sold	Yosemite Circle	5	2.75	2378	\$859,000	\$840,000	04/30/07
Sold	Ahwanee Lane	4	3.00	2688	\$888,000	\$860,000	04/11/07

Real Estate Trends in California

(Data source: California Association of Realtors. Information deemed reliable but not guaranteed. Visit the community web site for additional information at www.NorthridgeHeights.com or www.NorthridgeHeights.org.)*

California median home price - June 2007 \$594,260 (Up 3.2% from June 2006)
Los Angeles median home price - June 2007 \$589,150 (Up 1.6% from June 2006)

Links to the California Association of Realtors website and web articles on real estate are available at:

www.SanFernandoValleyHomes.us

*The Northridge Heights Community web site is designed and edited by your neighbor and H.O.A. Secretary Ed Parada. He is a Realtor, e-PRO, and licensed real estate broker.