

Northridge Heights Community Association



September 2008

Next H.O.A. Meeting

The next meeting of the Northridge Heights H.O.A. will be on Tuesday, September 16, 2008 at 7:00 p.m. in room 112 at Shepherd of the Hills located at 19700 Rinaldi Street Porter Ranch.

Stop Sign Violators and Parking Tickets

In March of this year Ace Security began patrolling our streets to help enforce the traffic and safety rules in our community. The purpose of the patrol was to discourage driving infractions, but issuing tickets to drivers speeding or ignoring stop signs is also a necessary function of the increased patrol. If you are one of the 100 individuals ticketed during the months of April and May for driving through a stop sign or one of the 90 individuals ticketed for inappropriately parking their vehicle on the street during the same period, please slow down, please park your vehicles in your garage spaces or on your driveway and please pay your fines.

Election Results



Since quorum was not met at the annual board meeting in July, the board decided to hold another election and even though recent changes in HOA law allow boards to be re-elected if quorum is not met, board members elected to proceed with another round of voting. A new ballot has been sent out, this time with candidate statements. Please read about the candidates and please participate in the election

process. The management company will try to make extra envelopes available in the guard house, but please note that rules apply on how ballots are to be submitted so follow the instructions carefully to ensure your vote will be counted.

Board of Directors Meeting

Brief Summary of July's Annual Board Meeting-General Session:

Quorum was not met at the Annual Board Meeting in July so the board members will continue in their present roles until the election results from the new round of voting are complete. Concerns from attendees at the meeting included security issues related to the enforcement of rules in the park area and pool areas. Addressing these types of matters through increased patrol was discussed and will continue to be discussed. Your feedback on additional patrols and your comments on the issue of rules enforcement in common areas is appreciated. Forward your opinions and comments to NorthridgeHeights@Verizon.net.

Security Corner-RFID Stickers Are Not Transferrable

Our security company and our property management company would like to inform our residents that the RFID stickers are not transferrable. Please do not remove them for the purpose of placing them onto another vehicle. The cost to add a sticker to a new or used vehicle is \$20.00. Also, this fee is no longer collected by the security company, but is billed to your account by the property management company.

Board of Directors

President-Dan McCombs

Vice President-Phil Nakamura

Treasurer-Howard Roth

Secretary-Ed Parada

Member-Wyatt Underwood

Community Web Site & Email

www.NorthridgeHeights.com

www.NorthridgeHeights.org

NorthridgeHeights@verizon.net

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

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@SanFernandoValleyHomes.us or call 368-0707 or fax 368-0703.

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 08/01/08. 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	- Mariposa Creek	3	- 3.00	- 2100	- \$724,000		
Active	- Yosemite Circle	5	- 3.00	- 2378	- \$679,000		
Active	- Mariposa Creek	5	- 4.00	- 2770	- \$860,000		
Sold	- Yosemite Circle	5	- 3.00	- 2712	- \$680,000	- \$700,000	- 07/14/08
Sold	- Mariposa Bay Ln	5	- 3.00	- 2712	- \$729,000	- \$700,000	- 06/09/08
Sold	- Mariposa Creek	5	- 3.00	- 2655	- \$699,900	- \$660,000	- 06/09/08
Sold	- Mariposa Creek	3	- 3.00	- 2118	- \$685,000	- \$640,000	- 05/23/08
Sold	- Buckeye Meadow	5	- 3.00	- 3169	- \$749,900	- \$730,000	- 05/20/08

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 2008 \$368,250 (Down 37.7 % from June 2007)
Los Angeles median home price - June 2008 \$396,560 (Down 32.3 % from June 2007)

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 in the Porter Ranch area.