

April 28, 2026

Dear Members and Residents:

The Board of Directors is pleased to present updated governing documents that reflect significant improvements designed to protect property values, promote community safety, and ensure fair as well as transparent enforcement for all residents of The Heights at Porter Ranch.

Attached for your review, consideration, and comment are a proposed Enforcement Policy and Fine Schedule (“Policy”) and Rules and Regulations (“Rules”).

You are invited to attend the Board meeting scheduled for Tuesday, May 26, 2026, at 7:30 p.m., at 20065 W. Rinaldi Street, Community Room, Porter Ranch, CA 91327, and provide any comments you may have regarding the proposed Policy and Rules. You may also submit written comments by Tuesday, May 19, 2026, either by mailing them to Board of Directors, The Heights at Porter Ranch, P.O. Box 8047, Porter Ranch, CA 91327-8047, or via email to TheHeightsAtPorterRanch@gmail.com.

At the May 26 Board meeting, the Board will hear and consider comments from the Members regarding the Policy and Rules and, based upon those comments, will vote on formal adoption of the documents.

Importantly, the revised Rules and Enforcement Policy have been updated to comply with AB 130, California’s new law effective June 30, 2025, that places caps on fines and requires the Board make specific written findings before imposing larger fines.

Furthermore, AB 130 contains several ambiguities which leaves the Association vulnerable to misinterpretation and misapplication of existing rules. These new Policies are intended to clarify those ambiguities and provide protections that benefit every Owner and resident of our community. With that said, please understand that the Board, and only the Board, has the legal authority to vote on a rule for the community. (See, Civil Code § 4340.)

This is not an amendment to the Association’s CC&Rs or Bylaws and therefore does not require a vote of the Members. Rather, the attached rule changes will serve to better explain, outline, and apply the provisions contained in the CC&Rs and Bylaws, as well as enhance the Board’s ability to efficiently and effectively conduct Association business and enforce the Governing Documents. These updates represent the Board’s commitment to a well-managed, safe, and welcoming community for all residents of The Heights at Porter Ranch. We encourage your participation and welcome your feedback. We look forward to seeing you at the meeting.

Sincerely,
Board of Directors
NORTHRIDGE HEIGHTS COMMUNITY ASSOCIATION
dba THE HEIGHTS AT PORTER RANCH

On behalf of the Board of Directors,
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