



# HOMEOWNERS ASSOCIATION

FEBRUARY 2009

## COMMUNITY NEWSLETTER

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## Monterra Ridge Exterior Paint Requirements

We have recently noticed several houses in the Community that have been repainted. While we thank homeowners who take initiative to maintain their property, all exterior changes must first be approved by the Architectural Review Committee (ARC). Many homes have been painted with colors that are not approved per the Community's Design Guidelines. For your convenience, we have noted below lists of approved paint colors for each of the two series of homes built in Monterra Ridge. Please know that colors not found on the approved palette are in violation.

The ARC reviews plans for exterior paint to ensure that the job is done correctly and so the homeowner need not go through the expense of repainting. That being said, it has been noted that many homes have been repainted using unapproved colors, or colors approved for one section of the neighborhood, but not for the other. These paint jobs were never submitted for review, and are in violation. It is not the Board's desire to require every homeowner to repaint their homes at a significant expense; however, it is the duty of the Board to enforce the CC&Rs. The Members of the Board, who also act as the ARC, have decided to deal with existing paint violations on a case-by-case basis in the following manner:

- Every homeowner who has repainted their home must submit an ARC form noting the brand name, color and number of the paint color(s) used.
- If the color(s) are in violation, the homeowner must present their case to the Board of Directors in person at a regularly scheduled meeting.
- The Board will then decide how to deal with the violation.

In most cases, the violating color will be allowed until the sale of the home, at which time the home must be repainted using approved colors. However, those homeowners who choose not to address the Board in person regarding their paint violation will be required to repaint the house using approved colors after receiving approval from the ARC. We respectfully request that if you have repainted your home in the last few years, you submit an ARC form so that we may have it on file. Should you have any questions about this matter, or need a copy of the approved paint color palette, or have any other questions pertaining to the architectural review process, please contact Holly Bennett or Lynne Nagore at Stratford Management at 822-8054. Thank you!

### Approved Paint Colors:

**Emerald Series** (Lots 30 – 61 and 111 – 166)

**Option 1:** Dunn Edwards Birchwood (field) and Lost Summitt (accent). **Option 2:** DE Rocky Rim (field) and Fievel (accent). **Option 3:** DE Travertine (field) and Mesa Tan (accent)

**Platinum Series** (Lots 1 – 29 and 62 – 110)

**Option 1:** DE Navajo Step (field), Roadrunner (accent), and PC2130 (patio trim). **Option 2:** DE Rodeo Jake (field), Baltic Wings (accent), and Village Blue (patio trim). **Option 3:** DE Mushroom (field), Wild Rone (accent), and PC2100 (patio trim)

**Vega and/or Beam Colors:** DE Nutmeg Ti or Sedona



**2009 Board Meeting Schedule**

- *Wednesday, February 25 – Annual Meeting*
- *Thursday, March 19 – Oro Valley Library, Study Room*
- *Thursday, April 23 – Oro Valley Library, Meeting Room*
- *Thursday, May 28 – Oro Valley Library, Meeting Room*
- *Thursday, June 25 – Oro Valley Library, Meeting Room*
- *Thursday, July 23 – Oro Valley Library, Study Room*
- *Thursday, August 27 – Oro Valley Library, Meeting Room*
- *Thursday, September 24 – Oro Valley Library, Meeting Room*
- *Thursday, October 22 – Oro Valley Library, Meeting Room*
- *Thursday, November 19 – Oro Valley Library, Study Room*
- *Thursday, December 17 – Oro Valley Library, Study Room*

All Board Meetings begin at 6:00 P.M. All information pertaining to meetings and to the Monterra Ridge HOA is available at [www.monterraridge.org](http://www.monterraridge.org).

# Treasurers Report

by Jim Eng

As your treasurer these past three years, I would like to commend the dedication of your current Board members. For those who are not aware, the Board members volunteer their time to serve willingly and without pay for the community. They have full-time jobs. They have a family just like you. They are all busy like you. It is no different than any other volunteer position. It is a thankless position unless you come forward to show some form of appreciation. Come to a meeting. Send a thank you note or email. If you happen to see your Board member, say 'Thank You'. How difficult is it to say two words?

For those of you who do read the newsletter, I thank you. For some of you, you'll most likely throw this newsletter in the trash and not recycle it. I would like to see change this year. I would like to hear from you. I would like to see more of you come to a meeting. I would like to see more volunteers come forward. As I was asked to write a few words for this newsletter as your Treasurer, I pondered what I would say. Who would read it? Who would care?

So, I did some research and compiled some statistics for your review. Here are the financial balances for the past three years:

Balances	12/31/06	12/31/07	12/31/08
Operating	4,130.67	3,056.66	3,539.52
Reserve	0	245.81	6,093.11
Delinquent	3,223.00	1,784.38	2,229.50

As you can see, a major concern is the delinquency balance. I thank all homeowners who pay their dues on time. For those who don't, what is the reason? Do you have any suggestions? We would like to hear from you.

Here are the past monthly dues since 2001 that I could compile:

Year	Monthly Dues
2001	18.00
2002	19.50
2003	21.50
2004	22.50
2005	24.00
2006	26.00
2007	27.00
2008	32.00
2009	35.00

As you can see the monthly dues have gone up over the years. I am very concerned about controlling our expenses. You can be assured that your Board members conduct business in your best interest and with a fiduciary responsibility. We have solicited volunteers in the past to help the community save money. When called upon, we hope you'll step forward. However, we need everyone to make sure that they pay their dues on time. We must be accountable and be responsible!

In closing, I would like to welcome any recent new homeowners to Monterra Ridge. You have selected a wonderful community to move into!! And, I wish everyone a healthy, happy new year.

Please go to our website, [www.monterraridge.org](http://www.monterraridge.org), for other helpful information.

Regards, *Jim Eng*

## Save the Date: 2009 Annual Meeting

The 2009 Annual Meeting of the Membership will be held on Wednesday, February 25, 2009, at the Oro Valley Magistrate Court.

Registration will begin at 6:00 P.M., and the Meeting will commence at 6:30 P.M. There are three open positions to be elected to the Board. Enclosed for your convenience is an application for self-nomination.

If you are interested in serving your community, please complete the form and return it to Holly or Lynne at Stratford Management via US mail:

P.O. Box 40790, fax: 822-8085, or email: [holly@stratfordmanagement.org](mailto:holly@stratfordmanagement.org).

A notice of Annual Meeting packet will be sent which will include an absentee ballot. If you are unable to attend the Meeting, please complete the ballot and return it to Stratford Management or any Member attending the Meeting before its commencement.

This will ensure that a quorum will be met so that the Association may conduct business. We look forward to seeing you there!

# Monterra Ridge

H O M E O W N E R S   A S S O C I A T I O N

Post Office Box 40790 ▪ Tucson, Arizona 85717 ▪ Phone: 520-822-8054 ▪ Fax: 520-822-8085

Online at [www.monterraridge.org](http://www.monterraridge.org)

## APPLICATION FOR NOMINATION FOR ELECTION TO THE BOARD OF DIRECTORS

*Please print:*

NAME:

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ADDRESS:

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PHONE:

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I am interested in serving on the Board of Directors, and I feel prepared to represent my neighbors in Monterra Ridge Homeowners Association. (Please provide your reasons for running for the Board and provide a brief biography for inclusion in a compilation of nominees to be distributed before the 2009 Annual Meeting. You may attach a typed biography to this form; however, we respectfully request that you limit your biography to 50 words or less.)

*Please print:*

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I understand that, if elected, I must be available to the Members of the Monterra Ridge Homeowners Association, and I may be called upon to donate several hours per month of my time and my talent, without compensation, for the overall benefit of the community.

Sincerely,

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SIGNATURE

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DATE

## Your Stratford Management contacts

**Lynne Nagore**, Community Manager  
*lynmen@stratfordmanagement.org*

**Holly Bennet**, Admin Assistant  
*holly@stratfordmanagement.org*

**Kristina Urbina**, Accountant  
*kurbina@stratfordmanagement.org*

**Joseph O'Hagin**, Manager of HOA Services  
*josepho@stratfordmanagement.org*

We welcome your comments, questions or concerns regarding the Association—

**Phone:** 822-8050

**Fax:** 822-8085

**E-mail:** Via our website at *www.monterraridge.org*

**Mail:** P.O. Box 40790, Tucson, AZ 85717

**Street:** 1790 East River Road, Suite 101, Tucson, AZ 85718

## Holiday Decorations

*Happy New Year to everyone!*

Stratford Management and your Board of Directors wish you and your families the best of everything in 2009.

You may have noticed—now that it's the New Year—that the Old Year's holiday decorations are looking a little passé by mid-January.

One easy way to keep the neighborhood looking fresh and tidy is to take down your lights and other decorations once the holidays have become a distant memory.

We appreciate everyone's efforts to make the Association a festive place in December, and we look forward to another beautiful display in another 11 months or so.

Thanks to everyone for making Monterra Ridge such a great place to live!

