



HOMEOWNERS ASSOCIATION

APRIL 2008

COMMUNITY NEWSLETTER

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Monterra Community Yard Sale!

The Monterra Communities will again host their semiannual, community-wide yard sale on Saturday, APRIL 26, 2008. Ads will be published in the local newspapers a few days before the event. Please join us! If you have any questions regarding this event, please call Stratford Management at 822-8054.

President's Message

by Steve Musante

One day when I was inspecting the irrigation and lighting equipment at our Tangerine entrance, one of our residents slowed down, rolled down his car window, and stopped to tell me that he appreciated all that I do for the community. I thanked him and told him how much it meant to hear that.

As I was preparing to write this message I came to realize how important that simple sentence was. As our Board receives concerns from homeowners from time to time, we generally discuss suggestions for newsletter articles to address them, in hopes that somehow these written reminders about parking, picking up after dogs, or other issues will help to improve the situation. Those articles can be useful, but I feel the majority of our homeowners who take time to read this newsletter already know the rules and follow them. So instead of preaching to the choir I would like to follow the example of that fellow resident and thank our homeowners for all that they do for the community.

THANK YOU:

- For keeping your properties looking so good.
- For not blocking the sidewalks or parking in the street.
- For picking up after your pets.
- For bagging your trash and remembering to bring in your trash containers.
- For taking time to submit ARC requests prior to doing improvements.
- For politely communicating your concerns to the Manager and the Board.
- For keeping your assessments current.
- For being considerate neighbors.

These are the little things that make our community a better place to live, and we all appreciate them very much.

Best regards,

Steve Musante

President, Monterra Ridge HOA



Like to Paint?

Your Board of Directors has been collecting proposals to repair and repaint the entry monument walls at Tangerine and Monterra Vista Drive. As there has not been an overwhelming response, the Association would like to know if there are any volunteers who might enjoy spending a day getting to know the Board and some neighbors and working on a community project together. If you are interested in volunteering to paint, or have any suggestions you might offer, please contact Jamie or Lynne at Stratford Management at 822-8054.



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Doggie Do's and Don'ts

About leashes and baggies—

We all love our pets, and at the same time we must also show a healthy concern for our neighbors. Besides which, as they say: **It's the law!** Please be aware that local, county and state laws (not to mention our own governing documents) require dogs to be kept on leashes when not on their owners' property. In addition, dog owners are legally bound to pick up after their pets attend to business.

So please **keep a leash and a baggie handy for all your neighborhood jaunts.** Your neighbors will thank you for it, and you will avoid the possibility of very costly fines or other penalties.

And barking, too—

As for other canine matters, please be aware that **excessive and untimely barking is also prohibited in our community and city.** If you know that you will be out longer than Spot can entertain himself productively, and that he might be prone to express his boredom vocally,

consider hiring a pet-sitter. One will come to your home to break up Spot's tedium and take him for a spin around the neighborhood. New chew toys are another way to deflect Spot's attention from your absence. In any case, please be alert to the possibility that your dog may be barking while you are away.

On the flip side, if you are a homeowner with a complaint about barking, please start by bringing it up gently with your neighbor. He or she may be completely unaware that Spot has been barking, and may actually thank you for your intervention! Of course, you may also contact Stratford Management (795-6500) and we will be glad to send the homeowner a

friendly reminder. If all else fails, you are also free to call Pima County Animal Control (743-7550), and an employee will evaluate the situation and decide on a course of action. Nevertheless, with diplomacy, you may travel far!

—Thank you.



Annual Meeting

The Monterra Ridge Annual Meeting was held on Wednesday, February 27, 2008, 6:00 pm at the Oro Valley Magistrate Court. A quorum was established.

Board members in attendance included John Barreda, Jim Eng, Jo Grant, Kevin McCue and Steve Musante.

Stratford Management personnel in attendance included Jamie Hanson and Lynne Nagore.

Jo Grant and Steve Musante were re-elected to fill the two vacant seats on the Board of Directors.

The Board reviewed 2007 accomplishments and challenges. The meeting was well-attended.

Buzz, Buzz, Buzz

It's the time of year again for the bees to start swarming. If you notice a hive being formed by bees in a common area, please contact Stratford Management at 795-6500. If it is at your home, call a local pest control or bee-removing service. Consult the yellow pages for listings.

In the meantime, here are some tips to keep your residence from becoming a future home for bees:

Eliminate shelter—

- *Fill or cover all holes 1/8 inch in diameter or larger, in trees, structures, and block walls.*
- *Caulk cracks in walls, in the foundation, and in the roof.*
- *Check for separation where the chimney meets the house. Make sure the chimney is covered properly.*
- *Put window screen mesh over drains, attic vents, and irrigation valve boxes.*
- *Remove trash or debris that might serve as a shelter for bees.*
- *Make sure windows and screens fit tightly.*
- *Keep doors tightly closed and in good repair.*
- *Inspect your home regularly for signs of bee colonies.*

Continued on page four

Treasurer's Report

by Jim Eng

Greetings to Monterra Ridge homeowners! Thank you to all those who attended the Annual Meeting on February 27, 2008. It was great to see participation. The meeting was a success!! The current Board of Directors will remain intact for another year. Thank you for your time and dedication to our community.

The financials as of February 29, 2008:

Operating: \$14,514.52

Reserve: \$ 446.49

Delinquencies: \$ 2,390.68

Unpaid Bills: \$ 0.00

To those who have prepaid their HOA dues and those who are staying current, we thank you. If you have any questions or concerns or would like to volunteer your services, please contact Stratford Management (822-8054).

Visiting the Monterra Ridge HOA website at <http://www.monterraridge.org/>, which will provide information regarding the community calendar, newsletter, meeting schedules, guidelines & documents, links, realtors & landlords, trash pickup schedule, special notices and home improvement.

Have a great 2008!!

CC&R Violations

by Lynne Nagore

Thanks to you

On behalf of Stratford Management, I would like to thank those homeowners who make a consistently outstanding effort to maintain the appearance of their property.

I would also like to thank those homeowners who promptly respond to violation notices. We understand that people are often busy with family and work engagements, and your timely attention to these reminders is, therefore, all the more appreciated. To assist those of you with hectic schedules and little time for front yard maintenance, it may help you to know that I always inspect the community weekly.

A list of noncompliances

Also, I have received calls from residents who wish to know the criteria for noncompliances. To provide you with an idea of the items that I generally look for when driving through the community, I have composed the following list:

- Weeds in the front yard, side yard, courtstrip (the area between the street and the sidewalk) and river rock or riprap areas.
- Trees, bushes, ground cover, or cacti that may be growing over the sidewalk.

- Disabled vehicles stored in view of the street and neighboring properties.
- All street parking (if you will be parking temporarily, please let us know so that you do not receive a "Friendly Reminder.")
- Boats, trucks, trailers, vans, motor homes, campers or similar vehicles stored in the street or on a lot.
- Fences, hedges, walls, or other dividing structures higher than six feet above the surface of the ground.
- All exterior changes to the home or property must first be approved by the Architectural Review Committee (ARC).
- Storage items left in view of the street and neighboring properties.
- Prohibited plant species (including, but not limited to desert broom, Mexican fan palms, and fountain grass.) Please consult your Design Guidelines for more details.

Additionally, we ask all property owners to make a concerted effort to keep their trashcans out of view on non-pickup days. Placing them behind a side yard wall is the best way to ensure that they do not become an eyesore.

Your Stratford Management contacts

- **Lynne Nagore, CMCA, AMS, CAAM**
lynnen@stratfordmanagement.org
- **Jamie Hanson, Administrative Assistant**
jhanson@stratfordmanagement.org
- **Janelle Hines, Accountant**
jhines@stratfordmanagement.org
- **Gerrie Crawford, Accounts Receivable**
gcrawford@stratfordmanagement.org
- **Teresa Rascón, Accounts Payable**
teresar@stratfordmanagement.org

Phone: 822-8050 **Fax:** 822-8085

- **Mail:** PO Box 40790, Tucson, AZ 85717
- **Street:** 1790 East River Road, Suite 101
(The Cambric Center)

A quick note regarding assessment checks—

Stratford receives thousands of assessment checks. We make every effort to accurately deposit your payment into the Association's operating account. This process is made much easier when homeowners correctly fill out their assessment checks. **Please take a moment to ensure the following information is noted**—it makes the world of difference.

- Make the check payable to your Association.
- Make sure the check amount and amount descriptor match.
- Please note your lot number in the "notes" section.
- Make sure you sign your check!

Buzz, Buzz, Buzz (cont. from page three)

Monitor water sources—

- Add 2 tablespoons of vinegar per gallon of water to pet dishes and bird baths.
- Cover or drain pools or tubs when not in use. Repair leaky faucets and faulty irrigation systems.

What to do if you encounter Africanized honey bees—

- The best method of escaping a bee attack is to cover your head and run for shelter. Any covering for your body, especially your head and face, will help you escape. A small handkerchief or mosquito netting can be easily carried in a pocket. If all else fails, pull your shirt up over your face—stings to the facial area are the most serious.
- Try to find shelter as soon as possible.
- Do not jump into water! Bees will wait for you to come up for air. Once you are away from the bees, evaluate the situation.
- If you have been stung more than 15 times, or if you have symptoms other than local pain and swelling, get medical help immediately. Scrape the stingers off the skin with a plastic card—don't use tweezers.
- If others are in danger, call 911.