



THE MONTERRA RIDGE NEWS

A PUBLICATION OF THE MONTERRA RIDGE
HOMEOWNERS ASSOCIATION

DECEMBER 2000

*Happy holidays and a
healthy and prosperous
New Year.*

PRESIDENT'S MESSAGE

Within the next 90 days the Association will reach 75% of lots closed and two members of the Board of Directors representing New World Homes will resign. The Managing Agent, in accordance with the Association's By Laws will call a special meeting of all homeowners of record to elect five homeowners to serve on the Association's first homeowner controlled Board. Four members of our community were selected by the Board and have been serving as an Advisory Committee. These homeowners are attending seminars conducted by the Managing Agent to learn the complexities of association management and the roll of the Board of Directors. A complete set of documents has been provided to each of the Advisory Committee members. These documents include contracts, financials, minutes of all Board meetings, the budget, Articles of Incorporation, By Laws and the Covenants, Conditions and Restrictions. We are prepared to serve the community as members of the Board of Directors if it is the pleasure of the general membership.

The Advisory Committee and I wish each of your a happy holiday season. RUFFIN MOORE



Manager's Message

Having been an association manager for nearly 6 years I know too well the importance of having a good board of directors. The homeowners serving on the Advisory Committee are acting as a shadow Board of Directors as they prepare for possible election as the new Board. Monterra Ridge is very fortunate to have a dedicated cadre of fantastic people who volunteer their time without compensation to serve their community and all its residents.

Board members sometime become the object of abuse by homeowners who do not understand that they have a legal responsibility to enforce the Covenants, Conditions and Restrictions (CC&Rs). Next time you see one of them why not take the time to shake their hand and thank them for the fine job they're doing.

Review of some articles of the CC&Rs

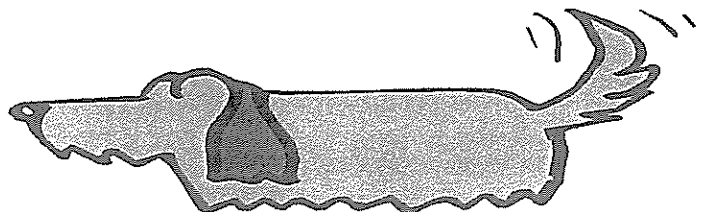
1. Residents are prohibited from parking on the street at all times.
2. Commercial vehicles must be parked within a closed garage.
3. Vehicle repairs must be done within a closed garage.
4. Trash receptacles and recycle bins may be placed at the street after 5 p.m. the day before service and must be stored out of sight of neighbors the night that service is provided.
5. Any alteration to the exterior of a home that is or will be visible to a neighbor, from the streets or from a common area requires the prior written approval of the Architectural Review Committee (ARC).

ORO VALLEY'S POOPER SCOOPER LAW ARTICLE C, REMOVAL OF ANIMAL WASTE

-It shall be unlawful for the owner or person having custody of any dog to fail immediately to remove and dispose of in a sanitary manner, any solid waste deposited by such dog on public or private property.

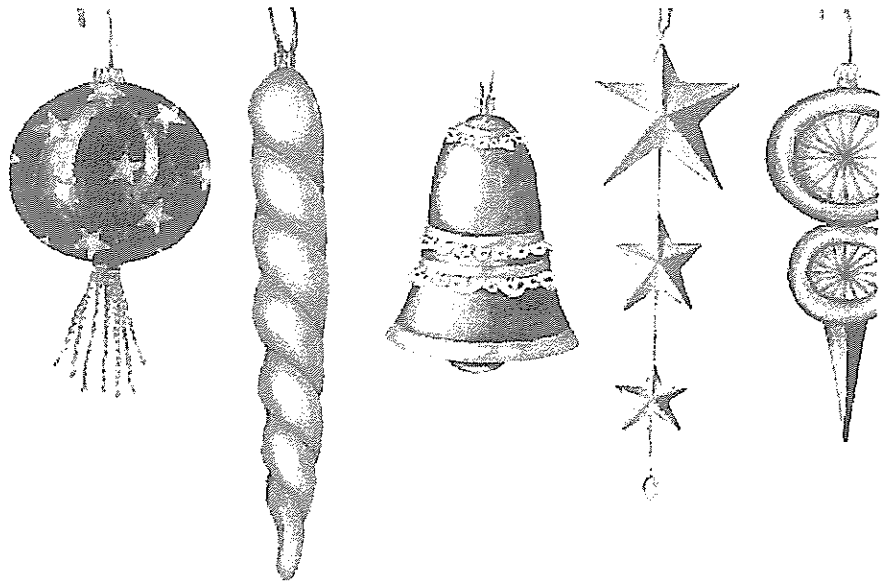
-A person convicted for a first offense prohibited above, may be fined \$25.00 but not more than \$200.00. The second offense is punishable by a fine of not less than \$75.00 nor more than \$250.00. A third offense is punishable by a fine of no less than \$200.00 or more than \$250.00. These same fines apply to owners who allow their dogs to run at large or fail to properly vaccinate and license their pets.

Please remember that common areas and your neighbor's front yards are private property



HOLIDAY DECORATIONS

The Board of Directors appreciates the holiday spirit that many residents show with their colorful lighting displays. However, please remember that all holiday decorations must be removed before the end of January 2001. Thank You.



THE BOARD OF DIRECTORS

Ruffin Moore

President

Terry Klinger

Vice President

Larry Kreis

Treasurer/secretary

ADVISORY COMMITTEE

Ruffin Moore - Chairman

Tony Eichorn

Devera Copley

Sylvia Allison

+++++

THE MANAGEMENT COMPANY

Cadden Parfrey Services, Inc.

7355 N. Oracle Rd., Suite 110

Tucson, AZ 85704

Mike Cadden - President

John Price - Dir. Mgt. Svs.

Ted Rivard - Managing Agent

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**THE BOARD OF DIRECTORS
WISHES TO REMIND ALL
RESIDENTS THAT THE SPEED
LIMIT IN MONTERRA RIDGE IS
25 MPH**

KEEP YOUR CHRISTMAS TREE FIRE FREE

1. The fresher the tree the less the fire hazard.
2. Make a new diagonal cut of about two inches on the trunk to open pores clogged by sap and put the tree in a sturdy stand with at least one gallon of water.
3. Keep the tree away from sources of heat.
4. Always check lights for frayed or cracked wiring and broken sockets.
5. Remove tree promptly after Christmas Day and never burn any part of a tree in the fireplace.

NORTHWEST FIRE DISTRICT

RECYCLE YOUR CHRISTMAS
TREES AT THE
ORO VALLEY PUBLIC WORKS
YARD, 680 W. CALLE
CONCORDIA

Trash Service Holiday Schedule
December 24th to the 30th
Thursday 12/28 only, Recycle Friday 12/29
December 31th to January 6th
Thursday 1/4 only, Recycle Friday 1/5

ANNUAL MEETING OF MEMBERS

Generally the Annual Meeting of Members would be held during the month of January; however, since the Association is nearing the prescribed number of closed units for turnover, the Board of Directors decided to wait until the month of February to preclude having to have two general meetings.

The CC&Rs require a "turn over" meeting when 75% of the lots have been closed. New World Homes has advised the Association that they are expecting to close 50 lots before the end of January. There are currently 75 closed lots. When the expected 50 lots have closed the number will reach 125 or 75% of the 166 lots in the community.

Official notification and proxies will be mailed to all homeowners of record via first class mail. The meeting will be held in the evening and the notification will provide the time and location. Please plan on attending. If you are not able to attend, please be sure to return your proxy.

Monterra Ridge Homeowners Association
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Tucson, Arizona 85704