

FLAG DEDICATION

We would like to thank Mr. & Mrs. Denk for the generous donation of the flagpole at the entry to our community.

Due to various factors beyond our control, installation of the plaque with wording chosen by Mr. & Mrs. Denk was delayed. However, it is now in place.

A short dedication ceremony will be held on Saturday January 11th, 2003, at 10:00 a.m. Please plan on attending if possible. This will not last long, and is intended to be a dedication of the flagpole and plaque as requested by Mr. & Mrs. Denk. We hope to see you there.



**ATTEND OUR FLAG
DEDICATION 1/11/03**

ANNUAL MEETING

The Annual Meeting is scheduled for Wednesday March 5th, 2003. This year, the meeting will be held at the new Oro Valley Library. Watch for the notices in the mail.

At the time of mailing Annual Meeting notices, we will be asking if any of you would like to run for the Board

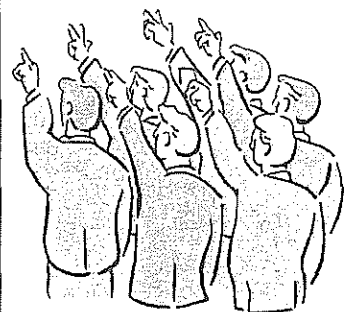
of Directors. Please think about this—you could help your community be a great place to live and enjoy by volunteering.

Inside this issue:

| | |
|------------------------------------|---|
| <i>Message from the Treasurer</i> | 2 |
| <i>Architectural Guidelines</i> | 2 |
| <i>Brake Max</i> | 2 |
| <i>Helpful Hints</i> | 2 |
| <i>Budget 2003</i> | 3 |
| <i>Cranberry & Apple Salad</i> | 4 |

Special points of interest:

- Annual Meeting
- Flag Dedication
- Budget



A MESSAGE FROM THE TREASURER



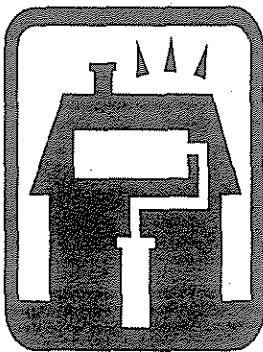
Everyone wants to know where the money goes!!

Great News: Your Board of Directors has worked diligently to hold the line on expenses for next year and keep our monthly dues at \$21.50. This doesn't mean our community is not experiencing rising costs for insurance, trash pickup, landscaping, etc., but by working closely with our manager, and volunteerism by the respective members, we think we can hold the line for another year.

Something which would be of enormous benefit to our budget, is if you would all consider sending your assessments for 2003 in one lump sum (\$258.00) at the first of the year, rather than monthly installments. We realize this is another expense just after the holidays, but it will help keep us in the black.

Remember one check, one stamp...
Tony Eichorn.

ARCHITECTURAL GUIDELINES

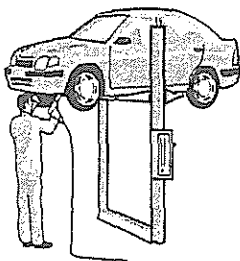


The Monterra Ridge Architectural Guidelines were drawn up some years ago in an effort to help residents with planning changes to the exterior of their homes and/or landscaping.

The Board of Directors has received some requests to revise these Guidelines, and is looking for a Committee to help in this project.

If you would like to take part in this, please contact Margaret Becker, Manager, at Cadden Community Management, 520-297-0797, or mbecker@caddenmanagement.com.

Thank you.



BRAKEMAX OFFERS DISCOUNT CARD TO MONTERRA RIDGE RESIDENTS.

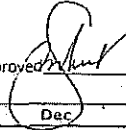
Brake Max Car Care Center offers full service Car Care. Pick up your discount card at Brakemax, 10529 N. Oracle Road, and ask for Keith, Brandon, Gareth, Jason or Jeff. If you have any special needs or requests please call Keith Cullan at 531-1234 or Mike Nicholson at 906-8005.

HELPFUL HINTS TO MAKE MONTERRA RIDGE A GREAT PLACE TO LIVE

Did you know that you, as a resident, are responsible for the sidewalk in front of your home? Sometimes our children play in front of homes, and the resulting rock displacement can be dangerous to passersby. Please keep this area clean and free of rocks and debris so that your neighbors can walk safely in the community. Also, please do not park your vehicles to block sidewalks.

THANK YOU

Monterra Ridge 2003 Budget

Approved: 

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| INCOME | | | | | | | | | | | | | |
| Residential Income | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$42,828 |
| Interest/Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Income | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$3,569 | \$42,828 |
| EXPENSES | | | | | | | | | | | | | |
| Administration | | | | | | | | | | | | | |
| Management Fees | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$1,079 | \$12,948 |
| Postage | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$44 | \$528 |
| Copies | \$58 | \$62 | \$58 | \$58 | \$58 | \$58 | \$58 | \$58 | \$58 | \$58 | \$58 | \$58 | \$700 |
| Legal Expense | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Coupon Booklets | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Office Expense/Supplies | \$37 | \$37 | \$37 | \$37 | \$37 | \$37 | \$37 | \$43 | \$37 | \$37 | \$37 | \$37 | \$450 |
| Tax Prep/Accounting | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ACC Report | \$0 | \$0 | \$10 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10 |
| Property Taxes | \$0 | \$0 | \$10 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10 |
| Federal/State Taxes | \$0 | \$0 | \$50 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50 |
| Telephone Expense | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$1 | \$12 |
| Meeting Expense | \$0 | \$25 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25 |
| Seminars/Education | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal | \$1,219 | \$1,248 | \$1,289 | \$1,219 | \$1,219 | \$1,219 | \$1,219 | \$1,225 | \$1,219 | \$1,219 | \$1,219 | \$1,219 | \$14,733 |
| Fixed Expenses | | | | | | | | | | | | | |
| Electricity | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$31 | \$375 |
| Water | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$125 | \$1,500 |
| Trash | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,535 | \$1,541 | \$1,535 | \$18,426 |
| Insurance | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,020 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,020 |
| Backflow Testing | \$0 | \$50 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50 |
| Subtotal | \$1,691 | \$1,741 | \$1,691 | \$1,691 | \$1,691 | \$1,691 | \$4,711 | \$1,691 | \$1,691 | \$1,691 | \$1,700 | \$1,691 | \$23,371 |
| Landscaping | | | | | | | | | | | | | |
| Contract | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$4,416 |
| Irrigation Repairs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Plant Removal/Replace | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$368 | \$4,416 |
| General Repairs/Maint | | | | | | | | | | | | | |
| Repairs | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Supplies | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Subtotal | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Reserve Deposits | | | | | | | | | | | | | |
| Legal | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Contingency | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Liabilities | \$3,278 | \$3,357 | \$3,348 | \$3,278 | \$3,278 | #REF! | \$6,298 | \$3,284 | \$3,278 | \$2,949 | \$3,287 | \$3,278 | \$42,520 |
| Net Income | \$291 | \$212 | \$221 | \$291 | \$291 | #REF! | -\$2,729 | \$285 | \$291 | \$620 | \$282 | \$291 | \$308 |

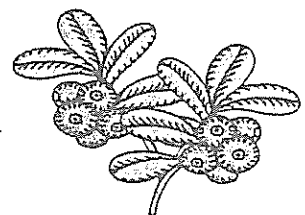
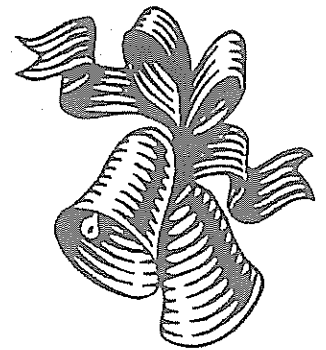
BUDGET 2003

HAPPY HOLIDAYS TO MONTERRA RIDGE HOMEOWNERS

CRANBERRY AND APPLE SALAD

2 Cups uncooked cranberries
1 red apple
1 large thin-skinned orange
(Peel included)
1-1/2 cups sugar
1/2 cups nuts
1 cup chopped celery
1 sm package sweetened
Lemon-flavored gelatin
1-1/2 cups water

CHOP cranberries, apple and
orange with food chopper.
Add sugar, nuts and celery
Set aside. Combine gelatin &
water, follow directions for
temperature of water. Stir
till dissolved. Cool till part-
ially set. Add fruit and nut
mixtures and chill until firm.
Serve on lettuce, garnish with
mayonnaise. (8 servings.)



CRANBERRY AND APPLE
SALAD FOR THE HOLI-
DAYS.