

# Monterra Ridge

Volume 3, Issue 3

December 2004

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## New Website!

Steve Musante, a member of your Board of Directors, has recently opened a website for the Monterra Ridge Homeowners Association. The website will contain news, guidelines, and any general information regarding our community. A few important facts that homeowners should be aware of:

\*An updated version of the Design Guidelines will be posted on the website available to print, rather than sending a hard copy to each homeowner.

\*From this point forward, the Association newsletter will also be posted on the website available for print.

## FINANCIALS AS OF NOVEMBER 2004

OPERATING  
\$960.27

RESERVES  
\$7,364.37

DELINQUENTS  
\$1,888.49

PREPAIDS  
\$2,539.32

UNPAID BILLS  
\$2,797.28

IF YOU WOULD PREFER A HARD COPY OF THE ABOVE ITEMS SENT TO YOU, PLEASE CONTACT KIM LAX AT CADDEN COMMUNITY MANAGEMENT, (520) 297-0797.

Website Address:

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

## Annual Meeting Notice

*The Monterra Ridge Annual Meeting will take place Wednesday, February 16th at 7:00 pm. The meeting will be held at the Town of Oro Valley Magistrate Court. All homeowners are welcome and encouraged to attend.*

# News & Notes

Remember, if you plan to have any modifications done to your home, you must request approval from the Association's Architectural Review Committee (ARC). The committee exists in order to achieve a cohesive look throughout the neighborhood while maintaining the beauty of every homeowner's property. As a reminder, below are the current members of the ARC:

Steve Musante  
Ruffin Moore  
Dwight Mears

If you have a desire to be a part of the ARC, please contact a Board Member or Kim Lax at Cadden Community Management.  
(520) 297-0797

## Remember...

\*ENJOY YOUR HOLIDAY SEASON BUT DON'T FORGET TO TAKE DOWN YOUR DECORATIONS BY JANUARY 31ST!

\*IF YOU LEASE YOUR HOME, MAKE SURE YOU NOTIFY THE MANAGEMENT COMPANY OF ALL RENTER INFORMATION!

\*ANY HOMEOWNERS WISHING TO RUN FOR A BOARD POSITION, PLEASE CONTACT KIM LAX SO SHE CAN PLACE YOUR NAME ON THE BALLOT!

One of our Board Members received a discount on her Homeowner's Insurance recently due to the change from Rural Metro to Golder Ranch Fire District as our emergency and fire protection service. Golder Ranch gives us an ISO rating of 3 for insurance discount purposes—ask your insurance carrier for further detail. More information can be found at:

<http://www.golderranchfire.com/DistInfo.htm#Insurance>

Golder Ranch is in the top 2% of the nation with this 3 rating - it is a full service fire district which means they provide fire and ambulance service. The station that responds to this area is Woodburn, which is one street north of Tangerine. The address is 12125 N. Woodburn.

All vehicles are to be located in the garage or on the driveway. No vehicle may extend over the sidewalk, since the sidewalks are for the use of and enjoyment of all homeowners. In addition to this issue being under the terms of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Monterra Ridge, a town of Oro Valley ordinance also prohibits vehicles from blocking sidewalks.

To avoid problems in the future, the Association requests that if you cannot place your vehicle in the garage and need to park in the driveway, a concerted effort should be made to pull up on the driveway as close to the garage door as possible so that the sidewalk is not blocked by a vehicle.

Last year a member of one of the Monterra communities was injured when the wheelchair he was operating turned over as he was trying to maneuver around a vehicle which was protruding out of a driveway. Monterra Ridge would like to avoid this kind of situation and we are sure that you as a homeowner do not want to deal with a similar problem.

SECTIONS 6.7 AND 6.17 OF YOUR CC&RS COVER THE LEGALITIES OF PARKING.

THANK YOU FOR YOUR COOPERATION!

Call 911 for any assistance such as snake removal, vehicle lockouts, residential lockouts, smoke detector battery changes, and fire or ambulance service. Homeowners should change their contact info with their security alarm monitoring services to the Golder Ranch Fire District.

## Articles of Interest

### HOW TO HAVE A FIRE FREE CHRISTMAS TREE

Lights, ornaments, and tinsel can transform even a few skimpy branches into a magically beautiful Christmas tree. But magic can't protect your family from fire, so Northwest Fire/Rescue offers tips to help keep your Christmas tree fire free.

According to the National Fire Protection Association, more than 600 fires per year in the United States are started by ignition of Christmas trees. These fires cause an average of 36 deaths, 112 injuries and \$15 million in direct property damage a year.

For a safer holiday season, Northwest Fire/Rescue suggests following these tips:

**\*The fresher the tree, the less the fire hazard.** Look for a green tree, with needles that are difficult to pull out when the branch is bent. A minimum of needles should fall off when the tree is bounced.

**\*Make a new diagonal cut of about two inches on the trunk** to open up pores clogged by sap and put the tree into a sturdy stand with at least a gallon of water. An average tree may consume between a quart and a gallon of water per day. Trees may also be sprayed with flame-retardants.

**\*When placing your tree, make sure that it is kept away from heat sources** such as fireplaces and heat vents. If the tree is not going to be decorated right away, it should be stored in water, in a cool place out of the wind and sun.

**\*Always check lights for frayed or cracked wiring and broken sockets before placing them on the tree.** Do not attempt to repair broken lights. Make sure that new lights have the seal of approval from an independent testing laboratory. Avoid overloading circuits and extension cords, and always turn off the lights when leaving the house or before going to bed.

**\*Remove the tree promptly after Christmas Day,** and never burn any part of a tree in a wood stove or fireplace. It burns too fast and is explosive.

Fire doesn't take a holiday. Choose a fresh tree, keep it watered, and use care with your lights to stay tree-fire free this season.

For more information on holiday safety, please call Golder Ranch Fire/Rescue Prevention Offices at 818-1017 or visit their website <http://www.golderranchfire.com>

#### DESIGN GUIDELINES

##### SECTION 11(C) - HOUSE PAINTING

"ARC approval is required for exterior painting of a home. ARC approval will take into consideration, but not limited to, the color and sheen of the paint, the architectural style, existing roofing and wall colors and the color of neighboring properties.

This requirement is waived when, for any area or surface, the color and sheen of the paint to be applied is identical to that previously used."

#### DESIGN GUIDELINES

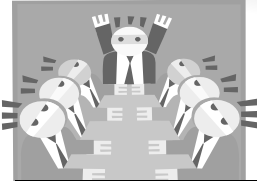
##### SECTION 11(D) - ARTIFACTS

"Any and all artifacts (fountains, statuary, ornamental animals, large rocks, and boulders, etc.) including furniture (benches, chairs, etc.) placed in front yards must be of a complimentary, natural or stone color only and requires the prior written approval of the ARC. No plastic or similar composites are permitted in the front yards of homes.

Homeowners may display a maximum of three yard ornaments not exceeding 18" in height that are not religious, political, racial or mythological in nature without the approval of the ARC providing they are not plastic or similar composites."

ROCK COLOR—SONORAN TAN

# Information Central



**MONTERRA RIDGE HOA  
BOARD OF DIRECTORS**

**Jeff Grant, President**  
**Ruffin Moore, Vice President**  
**Kevin McCue, Treasurer**  
**Susan Mears, Secretary**  
**Steve Musante, Director**

**Kim Lax**  
**Community Association Manager**  
Telephone: 297-0797  
Fax: 742-2618  
E-Mail: [klax@cadden1.com](mailto:klax@cadden1.com)

The next Board meeting will be held  
on January 13th, 2005 starting at  
6:00 pm at the Oro Valley Library.

See you there!

*Monterra Ridge Homeowners Association  
c/o Cadden Community Management  
1870 W. Prince Rd., Suite 47  
Tucson, AZ 85705*