

# Monterra Ridge

## Homeowners Association

VOLUME 3, ISSUE 5

SUMMER EDITION

### FROM THE BOARD

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#### FINANCIALS AS OF MAY 2005

OPERATING  
\$8,222.79

RESERVES  
\$6,219.75

DELINQUENTS  
\$1,383.85

PREPAIDS  
\$8,220.33

UNPAID BILLS  
\$—

The past 3 months have been filled with board activity. Seminars, Board meetings and Liaison Committee meetings have kept us all busy. We continue to make progress in improving our operating procedures, guidelines, communications with the homeowners, and even a new, roomier location for our meetings. Like many areas of the country we are experiencing record increases in property values. As homeowners many of us have seen our properties double in value in six years. As Board members we strive to do what we can to help keep Monterra Ridge a desirable community in which to live. We all enjoy doing what we do and are committed to our duties, but we need help. We are still one member short of a full Board. Kevin McCue has taken the responsibility of Treasurer and Secretary as well as volunteering for the Adopt-A-Wash program. We could really use a new member to better balance our load. If you are interested please contact Kim Lax at Cadden Community Management, or contact any of the Board members via the CONTACTS link on the Monterra Ridge home page.

Respectfully,

Your Monterra Ridge  
Board of Directors





# Monterra Ridge

## Homeowners Association



### WEBSITE

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

We are the first and only Monterra community to have our own web site. Steve Musante spent many hours of long, hard work developing this web site, which contains a wealth of information for Monterra Ridge residents. Schedules, contact names and numbers, Architectural Review forms, CC&R's, newsletters, announcements – these are just a few of the valuable pieces of information found here. Please take a few minutes to browse through this site – it will be well worth your time. As always, we would like to hear your comments, suggestions and feedback.



Recently, a concerned homeowner contacted the Board regarding a construction vehicle within the community pumping water from a fire hydrant. As a courtesy to the neighbors, Susan Mears took the initiative to contact the water department and arranged to have the water pumping operation moved to another location. Please be aware that

anytime you see out-of-the-ordinary activity taking place within the community, call Kim Lax with Cadden Community Management at (520) 297-0797 or email her at [klax@cadden1.com](mailto:klax@cadden1.com)

### Good Neighbor Tips:

- Try to make an effort to welcome the folks who are new to the neighborhood. Introduce yourself and offer to be a resource about the new community if possible.
  - \* Avoid gossip about those around you - even if you can look right into their living room window.
  - \* Don't take advantage of a neighbor's expertise, talent or tools.
  - \* Try not to let your pets run free - not only is it against the town ordinances and the CC&R's but even though we love our pets, Fido is not everyone's best friend.
  - \* Be aware of how the state of your property affects others. Trim plantings, tend to weeds, and keep junk out of the yard and driveway.
- Consider the impact home improvements may have on your neighbors.

### Adopt-A-Wash

If you attended our annual meeting you heard our speaker from the town of Oro Valley discussing the new Adopt-A-Wash Program. Oro Valley has established this program to help keep our washes running freely and cleanly throughout the year. The wash clean-ups occur twice a year and Monterra Ridge

now has a chairperson for this volunteer program. Our treasurer/secretary, Kevin McCue, has kindly agreed to head up this committee. We need your your skills, your commitment and your time to make this project a success. Please help. You might even consider doing this with your child's scout troop, a youth club, your own family or even your business. The next clean-up will not be until October. Kevin will be announcing further information in the fall. It's our community - let's make it the best we possibly can!



Homeowners, please take note that your payments of assessments are due on the first of every month. They become late after the 15th, at which point your accounts begin to acquire late fees and interest. If homeowners do not pay their dues for an extended period of time, they will be subject to the regulations of the Association's collection policy. The Board has been very

successful in obtaining delinquent payments, but would rather not have to reach that point! Please be conscious of paying your assessments every month.





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Be aware! Section 11-73 of the City of Tucson Code and section 6/04/160 of Pima County Ordinance prohibits: Owning, possessing, harboring or permitting an animal or bird which frequently, or for continuous duration howls, barks, meows, or makes other sounds.

For more information, please visit Pima Animal Control at [www.found-pets.org/pacc.html](http://www.found-pets.org/pacc.html)



### Monterra Liaison Committee

The Monterra Liaison Committee, which represents each of the Monterra Communities, met earlier in May. As always, it was beneficial to learn about the other Monterra Communities and to exchange information. Both of the other Monterra communities do have social events and social committees. Currently our board is stretched thin and can not take on any other commitments. We still need to fill another board position. If you are interested in becoming a board member or organizing a social event please let Cadden know - we welcome all members of the community.

### New Construction

By now we all have seen the construction taking place west of Monterra Ridge. D.R. Horton is the developer of this project. We hope that any disturbance to our neighborhood will be minimal. A few weeks ago one of the construction companies, with permission from the town, was using a water hydrant in our neighborhood. Although this was legal and not being charged to our community it was a bit unsightly and definitely noisy. One of our board members did contact the town and rectified this problem. The construction company is now obtaining water from somewhere else. This is one of the many issues that your board addresses each month in an effort to keep your neighborhood running smoothly!



### WEEDS WOES

We are all so lucky to live in Arizona - no snow to shovel, no lawns to mow - but we sure do have our share of weeds. Let's give ourselves and our neighbors a pleasant view, take a few minutes each week to pull those weeds. In the process you will get exercise, fresh air and a chance to chat with other homeowners. If you find that a particular yard needs some attention please call Cadden.

### DELINQUENT ACCOUNTS

Cadden and the board have both made a concerted effort to collect on delinquent accounts for our monthly assessments. This has been a successful endeavor and we ask for everyone's assistance in getting payments to Cadden in a timely manner.



# Monterra Ridge

## Homeowners Association



### ARCHITECTURAL REVIEW COMMITTEE

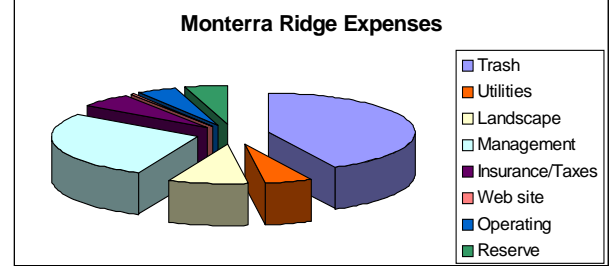

Your Monterra Ridge Architectural Review Committee has successfully updated the Association's Design Guidelines. These revisions can be read and downloaded on the community website: [www.monterraridge.org](http://www.monterraridge.org)



The ARC hopes that these guidelines serve as a way to promote harmony and unity within the community and amongst neighbors. Please remember that if you are ever in doubt about whether a change, improvement, upgrade, etc. has to be submitted for review please contact either Steve Musante, Dwight Mears or Ruffin Moore through the "Contacts" link at the Monterra Ridge home page to clarify your questions. Living in a planned community does require some extra effort, but the reward is both a consistent and architecturally pleasing neighborhood.

### MONTERRA RIDGE YEARLY EXPENSES

Trash	\$19,718.00
Utilities	\$2,385.00
Landscape	\$4,200.00
Management	\$12,948.00
Insurance/Taxes	\$2,720.00
Web site	\$120.00
Operating	\$2,026.00
Reserve	\$2,198.00

The Monterra Ridge Board of Directors has recently received requests to have the wrought-iron railings by certain homes residing next to common areas painted. Currently, the Board is soliciting bids from multiple contractors to estimate a prospective cost of the project. Keep checking in at the Association's website, as the Board will announce their decision soon and post it to the site.

### U . S . B A N K & H O M E O W N E R P E R K S !



Recently, the Board of Directors voted to move the Association's Reserve Account from Southern Arizona Community Bank to U.S. Bank. At the end of the 2005 year, the Association will move its operating account to U.S. Bank as well. At that time, if any homeowner chooses to open a personal account with U.S. Bank, they may receive the same advantages as the Association. These include: Free online banking, accrued interest on checking accounts, advanced CD rates, multiple branches in the Tucson area and more! For more information, please contact Kim Lax at Cadden Community Management.

### T R A S H P I C K U P S C H E D U L E

Remember! Trash pickup days fall on Tuesday and Friday every week. Recycle bins get picked up on Fridays ONLY.

When a holiday occurs, your pickup will occur the day following your scheduled pickup day. For more details, please see the "Waste Management 2005 Holiday Schedule" link in the "Schedules" page on the Monterra Ridge home page.





# Monterra Ridge

Homeowners Association



**MONTERRA RIDGE HOA  
2005 BOARD OF DIRECTORS**

**Ruffin Moore, President**  
**Susan Mears, Vice President**  
**Kevin McCue, Treasurer/Secretary**  
**Steve Musante, Director at Large**

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

The next Board meeting will be held on  
July 14th, 2005 starting at 6:00 pm at the  
Boulder Canyon Clubhouse:  
1500 E. Pusch Wilderness Drive  
For more detailed directions, please see the  
“Map and Directions” link in the “Schedules”  
page on the Monterra Ridge homepage.  
See you there!

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