



NEWSLETTER

MARCH 2004

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FINANCIALS As of December 2003

OPERATING
\$2,842.05

RESERVES
\$6,578.60

DELINQUENTS
\$600.08

PREPAIDS
\$546.62

2004 Annual Meeting of the Members

On February 17, 2004 the Annual meeting of the members took place at the Oro Valley Magistrate Court. At this meeting your new Board of Directors were elected.

- Jeff Grant, President
- Ruffin Moore, Vice President
- Susan Mears, Secretary
- Kevin McCue, Treasurer
- Steve Musante, Member at Large and ARC Chairperson

Joe Watson's term expired but we want to thank him for his dedication to the Community. THANKS JOE!

Golder Ranch Fire Department was also present to give an update on the annexation of our community into their fire district. While the process is nearly 2/3 complete, more signatures are required. Please contact them at 825-9001 if you have any questions.

Are you an Active Homeowner?

Are you an active homeowner?

The kind that would be missed or are you just contented that your name is on the list?

Do you attend the meetings, and mingle with the flock, or do you stay away and criticize and knock?

Do you take an active part to help and work along?

Or are you satisfied to be the kind that just belongs?

Do you ever work on committees, to see that there's no trick or leave the work to just a few, and then talk about the clique?

So come to meetings often and help with hand and heart,

Don't be just a homeowner, but take an active part.

Think this over carefully - You'll know right from wrong.

Are you an active homeowner or do you just belong?

Dog Droppings

Please pick up after your dog. It is not only the neighborly thing to do, but it complies with county ordinances. It is not fair to burden your neighbors with cleaning up the deposits left in their yards by your dog.

People always ask, "How can I stop the dogs from using my yard as a toilet?" Well, one of the homeowners advised us

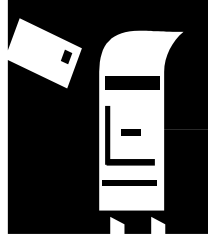


Please pick up after your pets!

there is a product available at any hardware store called "Dogs Off". Apparently, you only have to spray the sidewalk or gravel near your home and the dogs will move on to the next area.

Tips to prevent mail theft—

- Utilize mail drops at the post office or take your mail to work with you.
- If you do use the postal units in the community, make sure the envelope is **COMPLETELY** in the mail slot.



Leasing your Home:

In accordance with the CC&R's, any Owner who leases his Lot shall promptly notify the Association and shall advise the Association of the term of the lease and the name of each leesees.

Please contact Kim Lax with Cadden Community Management at 297-0797 with this information.

MOTORIZED SCOOTERS

There have been numerous complaints regarding the use of the motorized scooters



racing around the neighborhood. While the Board understands, children are having fun, parents please be reminded that the use of these on public streets is illegal.

Please report these incidents to the Oro Valley Police Department at 229-4900. **DO NOT CALL 911!**

REMINDER FROM WASTE MANAGEMENT

- Please be certain that your trash carts/recycle bins are stored in your garage or out of site except for the evening before pick-up days.
- The regular schedule for trash pickup is on Monday and Thursday. If a holiday falls on a Monday, Waste Management will pickup your trash on that following Thursday; thus having only one day pickup in that week. If a holiday is on Thursday, then your next service day will be on Monday.

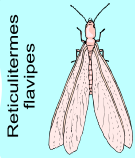
- When you put the trash in the container, please make sure you bag the garbage and the lid to the container is closed—otherwise if its windy, (or with the help of the javelina), the trash can become everyone's problem.



BULLETIN BOARD



- **Parking on the street:** Parking on the street is prohibited except on a temporary basis by guests and invitees of residents.
- **Automobiles blocking sidewalks:** Homeowners continue to violate the governing documents and are continuously blocking the sidewalks with their vehicles. Homeowners are reminded that this is a safety issue as well as being in violation of the governing documents and Oro Valley ordinance. Any homeowner found in violation will be held responsible for any and all damages incurred.
- **Safety Concerns:** There seems to be a safety issue that many residents are concerned about: Please make sure that if your kids are playing in the street, they are supervised. The neighbors are concerned that a driver might not see some of the smaller children and someone may get hurt.
- **Coupon Book:** You should have received the coupons for our 2004 assessments. If you haven't, please contact the Management Company.



TERMITE SWARMS

It has been reported that a few homes within the community have experienced the presence of termites. In the event that termites are experienced by a homeowner, there is also a chance that an adjacent home may be or will be infected.

What can termites do to your home? Left untreated, they can do severe and costly damage to the wood structure of your home in a very short period of time.

Termites infest millions of homes nationwide, causing over millions of dollars in damage annually according to the US Department of Agriculture. Subterranean Termites are native to every state except Alaska. They live as colonies below ground, and the colonies consist of a primary Queen, King, Reproductives, Workers and Soldiers. A typical colony can consist of one million or more individuals.

Usually once a year a colony will produce new reproductive termites called "swarmers". Swarmers attempt to make a short flight to the outside, then pair off, mate, and return to ground to form a new colony. Normally a swarm indicates active worker termites in the structure.

Only a trained professional understands how the termites enter and damage your home. They have the expertise and equipment to chemically treat your property in a safe manner.

When a home is constructed in Arizona, a termite pre-treatment is required. The applicator is then required to register the treatment with the Structural Pest Commission. According to this Commission a five-year warranty applies to the application, and it keeps records of all homes treated. Its number is 1-800-223-0618.

Call reliable exterminators for a thorough inspection if you see any activity near the foundation of your home.. And in the event you experience termite activity of any kind, alert your neighbors!

This would also be a good time to check for bee's and squirrels in the crawl space of your property as we have had reports of these critters also! Lets keep these critters out of our homes!



**MONTERRA RIDGE HOA
YOUR 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

The next Board meeting will be held
April 14, 2004 at the office of Cadden
Community Management starting at 6:30
p.m. All homeowners are welcome to
attend.

ARCHITECTURAL REVIEW COMMITTEE

Any alteration to the exterior of a home including landscaping requires the prior written approval of the Architectural Review Committee. Please do not place yourself in a position of having to remove an expensive change.

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