



VOLUME 4, ISSUE 1
SUMMER EDITION

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President's Message

I would like to welcome all of the new residents to our community. In the past several months there have been quite a few home sales here. I hope you will all find this to be a great place to live. We try to make it as easy as possible to stay informed through our website at www.monterraridge.org with meeting schedules, community calendar, trash schedules, documents, forms, and contact info.

On behalf of the Board and the Community I would like to thank Kevin McKue for his dedicated service to the HOA as Secretary and Treasurer of the Board of Directors. Kevin led the Adopt-a-Wash and Paint Committee projects and faithfully attended our board meetings for the last two years. His new tennis court resurfacing business is doing so well that he no longer has the time to devote to the HOA. We have all enjoyed working with Kevin and wish him well in his new endeavor!

I was recently speaking with some visitors and they commented on how nice our community looked. They have visited several communities in our area and felt that Monterra Ridge was the neatest and most well kept of all. It felt good to hear this compliment and I wanted to pass this along with a thank-you to all who do their part to maintain their properties so well. It benefits all of us to have such an attractive community.

Regards,
Steve Musante

FINANCIALS
AS OF APRIL 2006

OPERATING
\$8,773.20

RESERVES
\$8,802.83

DELINQUENTS
\$1,235.73

PREPAIDS
\$9,535.50

UNPAID BILLS
\$0.00

Holiday Trash Pickup Schedule

There will be a one day delay for trash pickup on the following holidays:
 Memorial Day - Pickup on Wednesday, 5/31 and Saturday, 6/3
 Independence Day - Pickup on Wednesday, 7/5 and Saturday, 7/8
 Labor Day - Pickup on Wednesday, 9/6 and Saturday, 9/9
 Thanksgiving- Pickup on Tuesday, 11/21 and Saturday, 11/25
 Christmas - Pickup on Wednesday, 12/27 and Saturday, 12/30

This schedule is also posted on the web in the Community Calendar.

Golder Ranch Fire Department to the Rescue!

A few months ago the halyard broke on our American Flag. One of our residents recovered the flag and gave it to me. We had a dilemma since the new halyard needed to be looped through a pulley at the top of the 20 foot tall flag pole. The pole was not strong enough to support an extension ladder against it and no one had a tall enough step ladder. I spoke with one of the Captains at the Golder Ranch Fire Department and they were able to help us out. They took the opportunity to conduct a ladder drill and replace our halyard in the process. Our flag is back thanks to Golder Ranch FD.



Items of Importance...



PARKING: This is a parking restricted community. All vehicles must be parked on the paved portion of the driveway or in the garage. Guest vehicles may park on the street for a short period of time, this does not mean overnight. Vehicles should not be parked perpendicular to the curb. Also, no vehicle should be parked in such a manner so as to block access to the sidewalk, even if parked in the driveway. RV/Motor homes/Travel Trailers are allowed to park during loading and unloading only but must be moved out of the community by noon the following day. Owners must always call the Management Company when a recreational vehicle will be brought into the community.



TRASH CANS: Trash containers must not be put out earlier than 6:00PM on the evening before collection and must be brought in from the road promptly after collection, but not later than the end of the collection day. All containers must be stored out of sight behind the gate and not visible from the road.

OWNER MAINTENANCE: Property values and neighborhood appearance are preserved by the regular maintenance of your home. Keeping your landscape neat, trimming all trees and shrubs, removing all weeds on a regular basis, keeping the trim work on the house in good condition and keeping the sidewalk free of debris and vegetation, benefit all in the community.

PROPERTY IMPROVEMENTS: Just about all visible improvements to your home require approval of the Architectural Review Committee (ARC). This includes landscape modifications, particularly those in the backyard that will be above 5' in height or visible from neighboring properties. The Board of Directors currently act as the ARC Committee. Forms can be obtained on the website or by calling the Management Company.

Living in Monterra Ridge

By Jim Eng

How does living in Monterra Ridge compare to living in other planned unit developments?

Well, for starters, all planned unit developments have similar restrictions. And, in conjunction with their property management company, the restrictions are enforced in varying degrees. Some residents will construe this as an infringement. Others feel it is a blessing. There will be those who have never lived in a planned unit development like Monterra Ridge, and there will be those who have.

Monterra Ridge is maintained beautifully by the HOA and the residents. There are communities that look a little nicer and there are many more that do not look as nice. You can almost tell how well enforced the restrictions are by driving through them. We seem to have a pretty good balance in this community. Our assessments are on the low end, so we are making good use of our budget. We are maintaining our high values at a lower monthly cost.

Like other planned unit developments, Monterra Ridge has a Board of members who are volunteers that reside in the community. They are not compensated in any way. They are doing their best to assure that the association's By-Laws and Declarations are conformed to. This is not an easy position to be in at times. Without these volunteer Board members, a property management company and an attorney would manage this community entirely at a much higher cost. Attorneys don't volunteer their time. This is a rare situation but it does happen.

In closing, no matter which planned unit development you live in, there will be restrictions. If there are ever any questions about the ordinances, you can always contact the property management company, a board member, or attend a meeting. All residents are welcome to the monthly meetings which are posted on the Monterra Ridge website. (www.monterraridge.org)

Thank you.

ANNUAL MEETING SUMMARY...

The Monterra Ridge HOA Annual Meeting was held on February 21, 2006 at the Oro Valley Library. There were a total of nine residents present and 45 ballots received.

The Board of Directors reviewed activities for 2005, including ongoing violations.

The sidewalk improvements at the Tangerine entrance have been included in the Town's October schedule.

Board of Director meetings for 2006 will be held at the Oro Valley Library.

An election was held to fill five vacancies on the Board. Steve Musante, Susan Mears, and Kevin McCue, along with Bill Arnett and Jim Eng will serve the community on the Board of Directors.

During Open Forum questions were raised regarding Landscape costs, interaction with Monterra Hills and Monterra Knolls, a spring community yard sale, and delinquent assessments.

The Board of Directors will continue throughout the coming year to notify residents of the need to paint their homes.

The Association actively pursues all delinquent homeowners through a Collection policy with Cadden Community Management.

Chula Vista Landscape holds the contract for all of the Monterra communities.

The Annual Meeting was adjourned at 7:39PM.

PETS

Some people are pet people. They love dogs. They look at a pair of puppy dog eyes and their hearts melt. They dress their dogs in little doggie outfits, purr to their pooches in baby talk - making frequent use of the word "awwwwww" - and take more pictures of their pups than parents take of their kids. They don't understand how anyone could not like a dog.

Some people aren't dog people. They look at a dog and think of slobber and fangs, smells and stains, and vast clouds of shedding hair. Their first reaction when they see a dog is to check their shoes - or to cower in fear. They don't understand how anyone could like having a dog.

In common-interest communities, dog and non-dog lovers need to co-exist - sometimes in close proximity. That isn't necessarily a problem, until Rover starts barking late into the night. Or when Fido digs holes in a neighbor's garden. Or when Spot starts spotting the common areas. That's when the community Association starts receiving complaints. How can you control pet problems? Or more accurately, how can you control problems caused by pet owners?

It should be remembered that there are leash and "pooper scooper" laws in Pima County. These laws require that all pets are on leashes when outside of their owner's yard, and any droppings deposited by the pet are cleared up immediately by the owner. We encourage everyone to abide by these laws so that we may all enjoy our walks in a clean and safe environment.

MONTERRA RIDGE HOA
2006 BOARD OF DIRECTORS

Steve Musante, **President**
Susan Mears, **Vice President**
Jim Eng, **Secretary/Treasurer**
Bill Arnett, **Member at Large**

Agnes Sullivan, **Association Manager**
Telephone: 297-0797
Fax: 742-2618
E-Mail: asullivan@cadden1.com

The next Board of Directors meeting will be held on
Thursday June 22, 2006 at 6:00PM

At the
Oro Valley Library
See you there!

Monterra Ridge HOA
C/o Cadden Community Management
1870 W Prince Road Suite 47
Tucson, AZ 85705