



Monterra Ridge

Homeowners Association

VOLUME 3, ISSUE 6

FALL EDITION

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President's Message

On behalf of the Board of Directors, I would like to take this opportunity to thank Ruffin Moore for his dedicated service to the Monterra Ridge Home Owners Association. Ruffin has served four of the last five years on the board and has demonstrated outstanding leadership and professionalism in his role. Our community has been fortunate to have him representing us on the HOA all of these years. Ruffin has gained the respect of the Management Company, fellow Board members, and residents. It has been a privilege to serve with him. We all wish him the best.

As interim President, I would also like to take the opportunity to thank the many homeowners who take pride in the appearance of their property and community. I believe we have one of the most attractive neighborhoods in our area. Our property values all benefit from this. Our Board and our management company have also been doing our part to help keep the standards high through inspection and enforcement, as it is our duty and responsibility to uphold the Declaration.

Over the past couple of years, there has been a significant effort on the part of our volunteer Board to improve communication with residents and reduce the time it takes to review requests for architectural improvements. We created the web site for quicker and easier access to meeting schedules, newsletters, documents, and items of interest. We encourage and welcome your comments and suggestions to help us improve the website and your community. There is a Contacts page with all of our board members listed, as well as Cadden Community Management's info. Please feel free to contact any one of us if you have a question, suggestion, or a concern. We are your neighbors and enjoy hearing from you!

Another reason for creating the web site was to reduce postage and printing costs. We realize that the internet is not available to or preferred by everyone so please contact Kim Lax and we will be happy to add you to our mailing list so that you can continue to receive hard copies of all correspondence. We want to make sure that everyone has equal access to community news and information.

FINANCIALS AS OF OCTOBER 2005

OPERATING
\$4,597.75

RESERVES
\$7,146.35

DELINQUENTS
\$1,467.13

PREPAIDS
\$4,269.48

UNPAID BILLS
\$—

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President's Message, cont'd

Last year the Board voted to change the meeting schedule from bi-monthly to monthly, and Cadden Management agreed to support us without increasing our fees. We are able to accomplish more and are able to get things done in a more timely fashion. It also gives homeowners twice as many opportunities to attend meetings and provide input. We always welcome homeowner feedback and set aside the first 15 minutes of each meeting for that purpose. You are also welcome to stay and observe the remainder of the regular meeting.

We realize as members of the HOA Board that we cannot please everyone all of the time. Board members have the fiduciary duty and responsibility to uphold all of the Conditions, Covenants, and Restrictions that we all agreed to upon taking residence in this community. That is our first and foremost responsibility and we must take that responsibility seriously. This is often the most challenging and unpleasant aspect of our work on the board. The best thing we can all do as a community is to have open communication between residents and Board members. As residents, you all have five neighbors that serve on the Board and who represent you. If anything at all is making your life in this community unpleasant please contact any one of us and let us know. We cannot solve all problems, but we cannot solve any if we do not hear about them from you. I look forward to your comments, suggestions, and feedback.

I hope you all enjoy a safe and happy Holiday season.

Your neighbor,

Steve Musante, Interim President



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.



Assessment Increase for 2006

At a recent meeting of the Board of Directors, the topic of assessment increases was discussed at great length. The Monterra Ridge HOA has come across many unexpected expenses in 2005. In order for the community to continue thriving into the upcoming year, the Board elected to increase the homeowner assessments by \$2.00, therefore changing the amount from \$24.00 to \$26.00 per month. With this increase, the Board will increase the financial contribution made to the Reserve account, leaving the Association in better financial standing overall. As the cost of living increases from year to year, many associations find themselves in this same position. Surrounding neighborhood assessments typically range anywhere from \$20.00 (with no trash pickup included) to \$27.00 (with trash pickup included) per month. If you should have any questions regarding the increase, please contact Kim Lax at (520) 297-0797.



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Homeowners Association



Volunteers Needed for the Board of Directors

Dear Homeowners,

It is that time of year again! The Association and its Board of Directors will soon be preparing for the Annual Meeting to be held in 2006. As you may be aware of, elections are held at each Annual Meeting to bring fresh faces to the Board positions that are expiring. In the 2006 year, four Board member's terms will be expiring and that means we are looking for volunteers! There will be openings for three 2-year terms and one 1-year term. Personal bios must be submitted from those interested in running for the board no later than Jan 11th, 2005. Please limit these to 100 words or less.

Due to recent changes in Arizona law, proxies will no longer be accepted for quorum or voting purposes. Instead, all homeowners will receive a ballot in the mail together with your Annual Meeting notice and the previous year's minutes. In order for the votes to be fairly cast, all nominated individuals will have their name placed on the ballot. Homeowners will then cast their votes and mail the sealed ballot back to Cadden Community Management in the envelope provided. All ballots received will count towards quorum requirements if a homeowner is unable to be present at the meeting.

In order for this process to be the most effective, we need volunteers early so that names may be placed on the ballots. If you are interested in serving on the Board of Directors, please contact your Association Manager, Kim Lax, at Cadden Community Management. You may reach her by phone, (520) 297-0797, fax (520) 742-2618 or email klax@cadden1.com

Oro Valley Book Discussion Group

Date: January 3, 2006

Time: 7:00 pm

Place: Please call for directions

Contact Person: Susan Mears - 742-5142

A new book discussion group has recently formed in Oro Valley. We meet the first Tuesday of each month. The book we will be discussing in January is "The Kite Runner" by Khaled Hosseini. We welcome new members. Please join us for a chance to meet other readers from Monterra Ridge and Oro Valley.

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





Monterra Ridge

Homeowners Association



MONTERRA RIDGE HOA 2005 BOARD OF DIRECTORS

Steve Musante, **President**
Susan Mears, **Vice President**
Kevin McCue, **Treasurer**
Mike Lowe, **Secretary**

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

The next Board meeting will be held on December 8th, 2005 starting at 6:00 pm at the Boulder Canyon Apartments Clubhouse.

For more detailed directions, please see the "Map and Directions" link in the "Schedules" page on the Monterra Ridge homepage. See you there!

Mr. Home Improvement

It's hard to believe how fast 6 years has gone by. That's about the average age of the homes in our community, and it is also about time to repaint our homes. Some homes have already been repainted, and some are showing signs of fading paint. If your home needs to be painted please remember that you do not need approval so long as you are not changing the color, texture, or sheen of the paint. Please refer to the Architectural Guidelines and the Home Improvement link at monterraridge.org for more information. I own a home with a flat roof and have already had to re-coat the roof. It is a good idea to inspect your roof for wear or damage once a year. If you cannot remember the last time you checked, it probably needs re-coating. The thin layer of elastomeric coating on most homes has already begun to crack and peel away. If left too long, the tar base will be prematurely aged and damaged by the sun and weather, leading to costly roof repair or very costly roof replacement. On the positive side a fresh application of high quality reflective roof coating will not only prolong the life of your roof, but can also reduce your energy costs. Our guidelines allow white, desert tan and energy tan coatings on flat roofs, and desert tan or energy tan on patio roofs. See the special article about roof coating on the Home Improvements Link at monterraridge.org.

Your ARC Chairman,
Steve Musante

New Ways to Make Your Assessment Payment

Cadden Community Management strives to bring to our clients the most competitive and state of the art services in the industry. Over the last several months, key management team members conducted a feasibility study, which analyzed banking services and products for homeowners association. Many financial institutions have developed banking products specifically geared to the unique requirements of homeowner association.

Having talked with existing clients of these banks, we believe the bank best suited with us on behalf of our clients is U.S. Bank. U.S. Bank's software dovetails with our existing accounting software.

The Board of Directors has agreed to transfer the association's operating account to U S Bank to try out the new lockbox banking system. Your monthly payments will use US Bank's lockbox service. You will notice on your 2006 annual coupons, the payment mailing address has changed. Although you may notice that the P.O. Box that receives payments is in California, all money is deposited into Monterra Hills Homeowners Associations local banks with an Arizona routing number and posted to each homeowner's account on the day it is received. Cadden Management is confident that this type of banking service is a much safer banking system. for our clients.

US Bank also offers as a free service to those homeowners that prefer to pay their monthly payment automatically from their account each month. If you are interested in signing up for this service, you may access the proper forms on the Monterra Ridge website. Auto Pay will start January 1, 2006.