

**MONTERRA RIDGE HOMEOWNERS ASSOCIATION
NEWSLETTER
SEPTEMBER 2000**

**VOLUNTEERS
NEEDED**

(three to five)

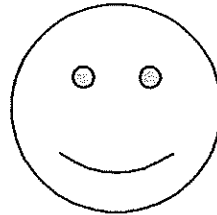
Any homeowner in good standing who would like to serve on an Advisory Committee is asked to call your manager or send a brief letter stating your interest to serve on this important committee.

Committee members must be approved by the Board of Directors and will receive complete instructions on their duties and responsibilities. The Committee acts as a shadow Board of Directors and will be asked to review and recommend approval or disapproval for all submissions for changes to the exterior of homes in Monterra Ridge.

**TRASH
RECEPTACLES**

Remember that trash receptacles and

recycle bins must be stored out of sight of your neighbors and from the streets. Trash receptacles may be placed out at the curb after 5 p.m. the day before the scheduled service and must be properly stored the night of service. If you decide to place the receptacles in your back yard they must not be visible through the gate.



WEEDS

Weeds are a constant problem whenever there is the slightest amount of rain. Applying a good *pre-emergent* is a proven way to stop weeds from growing. A pre-emergent prevents the seeds from germinating and should be applied before spring and summer rains.

Please consult with a landscaper to insure that the chemicals are properly applied.

**ARCHITECTURAL
REVIEW
COMMITTEE**

Homeowners are reminded that any alteration to the exterior of a home that is or will be visible by a neighbor, from the streets, or from a common area requires the prior written approval of the Architectural Review committee (ARC). Please do not be placed in a position of having to remove or alter an expensive alteration. This requirement includes, but is not limited to the following:

**SHEDS
YARD ORNAMENTS
LANDSCAPING
WALL HANGINGS
GATE COVERING**

FINANCIAL REPORT

JULY 2000

Operating Account:
\$2,630.24

Reserve Account:
\$2,225.18

TURNOVER

When 75% of the lots (125 lots-56 lots are now closed) have closed a special meeting will be called and you will be asked to elect three to seven homeowners to serve on a Board of Directors. The managing agent will provide the necessary training and copies of all documents relating to the Association. The Board of Directors has a fiduciary (legal trust) responsibility to enforce the Covenants, Conditions and Restrictions (CC&Rs). The managing agent will be available to assist, guide and advise the Board.

QUESTIONS AND ANSWERS

Q. What does the monthly assessment pay for?
A. Next month's newsletter will include a copy of the budget for the year 2001. The budget will show that, among other items, assessments pay for trash service, maintenance of the common areas, the Association's liability insurance, Directors liability insurance, water and sewer and management fees and newsletters.

THE BOARD OF DIRECTORS

RUFFIN MOORE
PRESIDENT

TERRY KLINGER
VICE-PRESIDENT

LARRY KRIES
SECRETARY AND
TREASURER

MEMBERS OF THE BOARD OF DIRECTORS MAY BE REACHED BY CONTACTING YOUR MANAGING AGENT.

MANAGING AGENT

TED RIVARD
CADDEN PARFREY
SERVICES
7355 N. ORACLE
ROAD SUITE 110,
TUCSON, AZ 85704
520-297-0797
FAX: 742-2618

ASSESSMENTS

Homeowners are reminded that the monthly assessment of \$19.70 is due on the first of each month, although a late fee is not added until the 15th of the month,

ELECTIONS

Soon many of you will vote for your favorite candidate in a number of important local, state and national races. Please remember displaying

signs on your lot is prohibited. Please show support for your candidate at the polls.

SPEED LIMIT AND PARKING RULES

The speed limit in Monterra Ridge is 25 mph. Please drive slowly and cautiously, nobody wants to be responsible for the death of a child.

Please ask your children not to play in the street and to be vigilant for vehicles.

Remember that residents are prohibited from parking on the streets in Monterra Ridge. Guests may park on the street for short periods of time but not overnight.

At no time are the sidewalks to be obstructed by vehicles, toys or basketball standards.

Commercial vehicles that are owned by or are the responsibility of residents must be parked within a closed garage or off site.