

Monterra Ridge HOA

**Monterra
Ridge HOA**

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KB HOME WARRANTIES

As many of you are aware, KB Homes bought out New World Homes last year. We have been in contact with KB Homes about home warranties. This is the information they have provided us:

“KB Homes only assumed warranty liabilities for homes within the Arizona two-year warranty period. All homes beyond the two-year warranty should contact 2-10 Home Buyers Warranty for any issues beyond the standard warranty. The contact person given is Wendy Bogard, Customer Service Representative for 2-10 Home Buyers Warranty. Her number is @ 817-265-1100 or 800-488-8844. The mailing address is 1417 W. Arkansas Lane, Arlington, Texas 76013.”

If you have questions about your home warranty and it is beyond the two-year Arizona period, you should contact 2-10 Home Buyers Warranty for information. Please note that the Homeowners Association is not responsible for any individual home matters, and has no information beyond that listed. Thank you for your patience.

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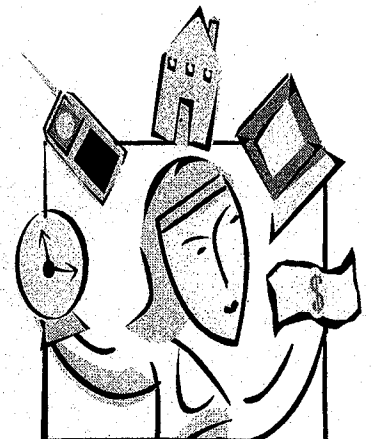
CADDEN COMMUNITY MANAGEMENT NOW OFFERS PAYMENT OPTIONS!!

Pushed for time? Can't seem to find enough hours to do all you have to do? Forgot to make payment of your assessments again?

Cadden Community Management is now offering homeowners the option to make assessment payments by Visa or MasterCard. This service can be utilized in two different ways.

You can make a payment by phone with your credit card, or take the option to have your assessments automatically charged to your card. A convenience fee will apply to each charge. The convenience fee for Monterra Ridge will be \$2.00. This fee will be charged in addition to your HOA assessment.

Call our Finance Department if you have any question, or to set up your payment schedule method, at 297-0797



MONTERRA MOMS

Join us for the first meeting of "Monterra Moms" - mothers of babies, toddlers and pre-schoolers in the Monterra subdivision. We are planning to have Rural Metro Fire Department bring their fire trucks, gear and information to share with the kids for our first meeting at the Oro Valley Library. The meeting date and time will be determined based on the response to this article. Mothers (fathers are welcome as well!) and children from Monterra Ridge, Monterra Knolls and Monterra Hills are invited to attend.

"Monterra Moms" is planning on meeting one weekday a month. Please help us spread the word about the group to your other Mom friends and neighbors. Call or e-mail Jenna Elmer to RSVP and for more information—jenna-elmer@hotmail.com, 219-1852.

PARKING—PARKING—PARKING



The Declaration of Covenants, Conditions and Restrictions for Monterra Ridge prohibit parking on our streets. We continue to receive numerous complaints about residents who ignore this restriction for whatever reason. Visitors, and contractors performing work at your home, may park on the street for a short time.

Please ensure that residents in your home park in the garage or on the driveway. You should be aware that the legal documents provide that the Association can assess a fine for non-compliance. For parking, the fine is a \$25 initial fine, and additional fine of \$10 per day for every reported incident after a five (5) day notice has been given.

Please be considerate of your neighbors. Thank you.

DECOMPOSED GRANITE—Cathy Dryden, Crew Leader, Tucson

The benefits of using decomposed granite in landscaping are many. It helps avoid erosion, conserve water, discourage weeds and hold down dust. It adds a finished look to trees, shrubs, groundcover, annuals and turf areas. Care is easy, but following these few tips can make it easier:

Rake trimmings and debris off lightly—just skim the surface. This keeps the debris on top, and prevents its being worked in more deeply. The best way to clear is using a leaf blower. If you use a rake or cultivator, use a wrist action to flip foreign matter to the side. Waste that is full of rocks is unacceptable as compost and is heavy to move.

When the occasional raking is needed, clear debris first, then rake in straight lines for a clean look. Rake in different directions each time to avoid bare spots and uneven depth.

Keep the rake about two inches from the sidewalk. This keeps a lot of the rock from ending up in the walkway. (This means less clean-up time too!)

On hills, berm or incline, rake up the hill to fight the effects of gravity and foot traffic.

Utilizing these tips can help keep your grounds looking good while saving you time, energy, labor and trash cans.

This article is presented by The Groundskeeper, serving Tucson, Phoenix, Las Vegas and Palm Desert areas. 800-571-1575, or grkeep@azstarnet.com.





**MONTERRA RIDGE HOMEOWNERS ASSOCIATION
ARCHITECTURAL IMPROVEMENT APPLICATION**

NAME:	TELEPHONE:
ADDRESS:	LOT#
SIGNATURE	

Provide a brief statement of the proposed work to be completed. Include plans and drawings if indicated. Include all dimensions where applicable, Landscape plans should include the location, size and type of plant and other landscape features. The homeowner is responsible for insuring that there are no plants that are on the prohibited list found in the Architectural Standards.

You are required to obtain signatures from your neighbors on either side, across the street and behind you indicating that they are aware of your plans. Neighbors do not approve or disapprove your plans only the ARC has that authority. If a neighbor objects to part or all of your plan they are to send a note to the managing agent stating their objection(s).

1. Print name and address:
1. Signature and date:
2. Print name and address:
2. Signature and date:
3. Print name and address:
3. Signature and date:
4. Print name and address:
4. Signature and date:
5. Print name and address:
5. Signature and date:

Mail the completed form along with all supporting documents to: Monterra Ridge HOA
C/O Cadden Community Management, 1870 W. Prince Road, Suite 47. Tucson, AZ
85705

MONTERRA RIDGE HOA
CADDEN COMMUNITY
MANAGEMENT
1870 W. PRINCE #47
TUCSON, AZ. 85705
520-297-0797
520-746-2618 (Fax)
Caddenmanagement.com

BANISH BRUSHFIRE FUEL

Scars from recent raging brushfires will be evident for many years. Starkly barren, burned areas serve as visual reminders of the power of wildfire.

Northwest Fire District urges residents to take steps now to help prevent/contain such fires. Urban interface areas, where homes are nested amid natural vegetation are of special concern. Surrounding brush will fuel a fire and may actually carry it right up to a house.

A defensible space of at least 30 ft around your house is the most important step in protecting your family and property from brushfire. Create and maintain this defensible space by cleaning away all flammable vegetation from at least 30 ft around your home. Eliminate large tree limbs that hang over your house or garage, and remove leaves from rain gutters. This will provide a safety zone between your home and any fires that start in nearby ditches, alleys or fields.

Barbecue briquettes may remain warm enough to start a fire for 2-3 days. Leave them in the barbecue or cool them completely with water.

Cigarettes dropped to the ground or out a car window can ignite weeds, shrubs or grass. Discard matches and cigarettes in appropriate metal containers.

Vehicle engines get hot enough to ignite dry brush along the roadway. If you must pull over, look for a clear area.

Help remove neighborhood hazards. Keep tree limbs trimmed away from utility lines and remove debris from alleyways. If you notice brushfire hazards in your neighborhood, speak to the property owners or ask your fire district to evaluate that area for hazards.

Make sure emergency vehicles can find you. Your address should be clearly visible from the street. Roads should be wide enough to provide access for fire trucks and a safe escape rout for you.

Store flammable liquids safely. If you must keep gasoline on hand, it should be stored outside the home, tightly sealed in an approved container. Keep it and all flammable products, such as cleaners and paints, away from pilot lights and other sources of ignition.

For additional safety information, contact the Northwest Fire District at 887-1010.