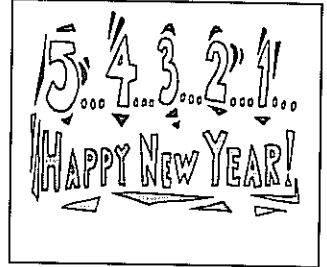


Monte Vista Homeowners Association

January 2007 – Newsletter

Board Members Needed!

If you are interested in serving on the Board, please contact Vision Property Management.

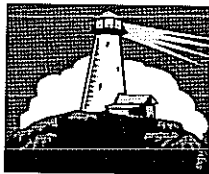


Board Meetings

Board meetings are currently held the third Wednesday of every other month at the Lighthouse YMCA.

Next Meeting: February 21, 2007 6:30 PM

If you as a homeowner have any comments or concerns that you feel need to be addressed, please send your concerns in writing to Vision Property Management so that your comments and concerns may be forwarded to the Board for consideration or attend the next Board of Directors meeting.



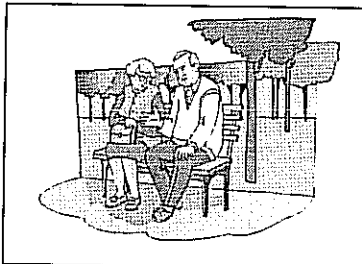
Board Members

Kendall Hartenbach, President
Marilyn Helm, Vice President
Bill Sievers, Secretary/Treasurer

Before making any exterior changes to your house, an ARC request must be submitted and approved by the ARC. This includes changes to your gates, landscaping, house painting and any other changes that are viewable from the street.



Please remember that dogs must be on a leash when outside of your house, please be considerate of your neighbors and don't leave your dogs out all day or night to bark. Please remember to pick up after your pets.



Please remember that parking is not allowed in the alleyways, in guest parking if you are a resident or in the yard of your home.

Also, please remember to drive safely in the community; there are children playing and residents strolling.

Are you tired of those pesky violation notices?

Here are a few tips to avoid getting letters and to help keep the Association a beautiful place to live.

- Keep your yard free from weeds; remember that the courtstrips between the sidewalk and the road are part of your property and your responsibility to maintain even if these courtstrips are located outside your back wall.
- If rocks from your yard have been strewn onto the sidewalk, road or driveway, please sweep them back into your yard.
- Keep your trash and recycle containers in your garage or back yard when not a collection day.
- Keep your trees and bushes maintained and clean up the debris that your bushes and trees leave on a regular basis.
- If you add a satellite dish to your house, make sure the wiring/cables are secured to the house in the most discrete way and that they are painted to match the color of the house.
- Abide by all the parking rules and most importantly be respectful of your neighbors when it comes to parking and noise.
- Store unsightly items in your yard that are visible from the street and neighboring lots.

GARDENING 101

Did you move to Tucson from another climate zone? Do you still think that tomatoes should be planted in early May and that no home is complete without a lush green lawn? Perhaps you could use some remedial gardening instruction! Fear not, help is (almost) within walking distance of Cardell Circle, at the Tucson Botanical Gardens.

On the 1st Thursday and 3rd Saturday mornings of each month the TBG offers "Gardening for the Newcomer." This introductory class covers Tucson's seasons and soils, and proper techniques for planting and watering.

On the 1st Saturday of each month the TBG offers "Successful Plants for Tucson Gardens." This session emphasizes choosing appropriate plants for your landscape. The cost for these classes is a very reasonable \$9 and includes Garden admission (a \$5 value).

TBG offers a number of other classes, including "The Rock and Roll Container Garden" and "Living with Urban Wildlife." Check TBG out at 2150 N. Alvernon, www.tucsonbotanical.org or 326-9686.



For the **safety of the neighborhood** please make sure your garage and/or porch light is working properly. A well-lit community deters burglaries and makes those evening walks a little safer and more enjoyable.

Monte Vista Homeowners Association

Do's

- Pay Homeowners Association dues in January and July of each year.
- Maintain both the interior and exterior appearance of the dwelling (including pest control).
- Remove weeds from all areas around the dwelling up to the street, including between the sidewalk and the street (courtstrip).
- Submit appropriate paperwork to the Architectural Review Committee (ARC) for changes to the exterior appearance of your unit. Existing paint color must be maintained when repainting.
- Make all leases and subleases in writing and provide the name of the lessee to the Association.
- Make sure any and all renters are aware of the rules of the Association.
- Keep pets leashed and controlled at all times and clean up after your pets.
- Keep pets inside the dwelling or patio after dark.
- Keep all trash and recycle containers out of sight, with the exception of collection day.
- Keep your dusk-to-dawn outside light operational to enhance the safety of the neighborhood. Replacement sensor is Light Control – Dusk to Dawn, Ace SN 36508, currently \$8.49 plus tax available at Ace Hardware.

Don'ts

- Place unsightly articles or nuisances outside walls or where visible to other dwellings.
- Engage in activities that result in any loud or obtrusive noise.
- Start any exterior projects before receiving approval from the Architectural Review Committee.
- Erect any antennas or satellite dishes and wiring that is visible from neighboring lots.
- Conduct any trade or business in or from any dwelling that is perceptible to any other resident.
- Keep more than two animals in any yard.
- Allow your pets to become a nuisance.
- Park resident vehicles in visitor parking areas.
- Park any recreational vehicles anywhere in the Association unless the vehicle can be parked in the enclosed garage.
- Park any commercial vehicles anywhere in the Association unless the vehicle can be parked in the enclosed garage.
- Leave your garage door open unless you are attending to something in your garage like cleaning your garage, loading or unloading items from your vehicle, working in your garage or washing or drying clothes and you are in the garage.

Monte Vista HOA NEWSLETTER

No. 4

June 2004



Letter from the President of the Association

Another year has started with the homeowner's annual meeting. It was held on April 21, 2004. The attendance was less than expected, but enough for a quorum. That allowed us to complete the agenda for the meeting.

- ◆ First on the agenda was the counting of the ballots: the following items were passed:
 1. Amending the "by-laws" on termination of the Class B membership, the number of directors shall be not less than 3 and not greater than 7.
 2. Amending the "by-laws" to allow for staggered terms of the directors to maintain continuity.
 3. Approval of the letter to protect the 2003 Board of Directors (BOD).
 4. Approval of the landscaping project for the perimeter which is currently underway (at the time this letter was drafted).
 5. Approval of the Monte Vista sign.

Items that were voted down: the speed humps.

- ◆ Second on the agenda was nomination for the BOD and election of the Board:

President - Gary Parker
Treasurer - Evelyn Harrison
Secretary - Kendell Hartenback
Director - Adrian Gomez
Director - Bill Weeks (new to the BOD this year)

The BOD will set up the staggered terms of office and will be put in the next newsletter.

Goals for the BOD for the next year will be to complete the landscaping project, get the sign installed at the entrance to the community, continue to insure that our community looks as good or better than it is, try and improve the parking issue and problems on Cardell Circle, enforcement and penalties will be discussed at an upcoming meeting.

Monthly meeting will still be held on the **third** Wednesday of the Month at the Lighthouse YMCA at 7:00 p.m., and homeowners are encouraged to attend.

We need an additional member to the ARC, anyone interested let VPM or the board know.

I hope the next year will be good to all of our residents!

Gary Parker

Board of Directors

Contact Info

President - Gary Parker - 326-7676
Treasurer - Evelyn Harrison - 325-4249
Secretary - Kendell Hartenback - 881-7707
Director - Adrian Gomez - 881-0912
Director - Bill Weeks 323-0683

Architectural Review Committee

Kristel Johnson - 325-5867
Kathryn Prideaux - 624-9029

Vision Property Management email - vprmmgmt@aol.com
326 S. Wilmot #B100
Tucson, AZ 85711 Phone 520-514-6865

Monte Vista HOA NEWSLETTER

No. 3

March 2004



Letter from the President of the Association

I hope everyone enjoyed the holidays. The decorations in our community were very well done and gave a lift to the holidays. I would like to thank everyone who took the time to decorate.

Since it is the beginning of the year, I would like to give a summary of what the board has accomplished and what we are trying to complete in the future.

Accomplishments (What we have done):

Formed the board of directors from scratch.

- T.J. Bednar only collected the association dues and did not enforce the CC&R's. This gave the appearance that when the board came in we were heavy-handed in trying to enforce the CC&R's.

- At the request of the majority of the homeowners at the General Membership meeting, it was decided that a property management company should be hired. They help to maintain the appearance of the community with bi-weekly inspections. They attend the monthly meeting and help the board with advice and guidance.

They can be reached at:

Vision Property Management, Inc., phone #514-6865, e-mail vpmmgmt@aol.com

- We hired the Groundskeeper to maintain the perimeter of the community

- We are in the process of repairing the drip system for the perimeter. The system was shut off and apparently neither Whetstone nor T.J. Bednar had a meter put in by the city. After discovering this, the board had to purchase and install the meter at the cost of \$1,900. Attempts to get T.J. Bednar to help with the cost have not been successful.

-The "No Parking" signs on the outside of Cardell Circle have been removed by the City due to the work of one of our homeowners, with the approval of the Board. The City reevaluated the street and found it to be in code and removed the signs except at the main entrance.

(*Just a reminder to everyone – the parking on the street is still for **VISITORS ONLY!!** Owners and renters are suppose to park in their garages or driveway, if the driveway is longer then 16' – measuring from the garage door to the sidewalk edge closest to your home. This is spelled out clearly in the CC&R's, and is the worst infraction we encounter.)

- A "No Outlet" sign was installed on the Cardell Circle street sign at the entrance.

- "No parking" signs were installed in each of the alleyways to remind residents not to park in the alleyways.

Future projects:

- Landscaping the perimeter – proposed cost - \$12,000

Decorative rock

Irrigation system

Plants and trees

- Speed humps on Cardell Circle – proposed cost \$800 per hump – installed by the City

- Monte Vista Community sign at the entrance – proposed cost unknown – still in design phase.

Assets:

- Reserve Account \$5,871.35 – Bank One

- 6 mo CD – \$6,017.86 – Bank One

- Operating Account - \$8,288.15 – Checking, Bank One

- Total funds as of 1/21/04 - \$20,177.96

Monthly Debts:

- Management Co. - \$400.00 + office expenses

- Groundskeeper \$250.00

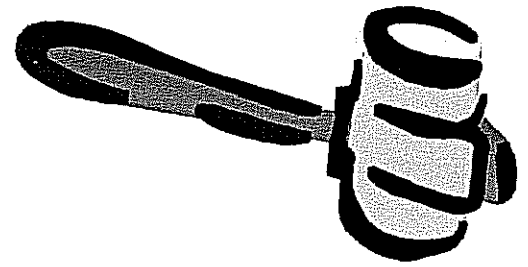
- Water Bill - \$5.76 (This will increase once the drip system is functioning)

The Newsletter and website were started and this is the 3rd edition. We will try to have a newsletter every 3 months. This is a project for the community. Any input or articles will be encouraged from our neighbors. The website is being updated and in the near future the monthly meeting minutes will be on the site. There have been numerous inquires on the website concerning both of these issues and hopefully they will improve. As all of you know, the Board of Directors have jobs, families and schools to attend and we are trying to do this on our free time to help our community.

On April 21, 2004 – there will be a General Membership Meeting of all our homeowners for elections of the board, and other administrative issues that require a majority vote of the attendees at this meeting. We will be giving more information as it develops.

Again I would like to thank each and every one of you for maintaining the appearance of our community and your homes. It is apparent that this is a very appealing neighborhood, with how fast a home is sold once it is put on the market. Thank you for your support of the Board and its actions to help maintain or community.

Gary Parker, HOA President



GENERAL MEMBERSHIP MEETING

APRIL 21ST, 2004 @ 7:00

There will be some administrative action that is required prior to the official meeting taking place.

1. The size (number of members) of the HOA Board.
2. Staggering of the board length of term to allow continuity of the board.
3. Review legal statement to protect existing board.



Architectural Committee

Kristel Johnson

3255867

Kathryn Prideaux

624-9029

Vision Property Management email - vpmmgmt@aol.com
326 S. Wilmot #B100

Tucson, AZ 85711

Phone 520-514-6865

Architectural Review Committee

To begin with, we need to apologize for the letter sent out regarding POTS! Unfortunately, it was a mistake that Vision Property Management made, and sent the letters out without consulting the ARC or the Board. Everyone is welcome to have pots!!!

We would also like to remind everyone that if you have any changes that you would like to make to your home/property you must submit in writing to Vision Property Management, prior to making the changes. However, if you have any questions regarding changes, you may contact any of the members of ARC directly.

Just a quick note to those neighbors who own Whetstone Homes: it is strongly suggested that you check your roof coating. There have been a few Whetstone Homes that have had to repair/resurface their roof coating, as it was never completed properly. So we suggest you check, just to be sure!!

The ARC is very excited to have the neighborhood looking its best!! So, we have been working on the possibility of an entrance sign for the neighborhood. We will present the sign at the annual meeting in April for voting approval.

ARC has also discussed the possibility of having a neighborhood open house. By this we mean, anyone who is interested in participating could open their homes/yards to share with the neighborhood. It might be fun to see how other models have decorated their homes and landscaped their yards...it could be a fun way to get to know more of your neighbors and also get ideas for your own homes!! Maybe we could combine it with a block party????!!! Just a fun suggestion.

Again, if you have any questions, please feel free to contact any of us or Vision Property Management.

Kind Regards,
ARC

Kristel Johnson kristellynn@hotmail.com 325-5867
Kathryn Prideaux kprideaux@cox.net 624-9029
Wendy Sandin

Vision Property Management vpmmgmt@aol.com 514-6865
326 S. Wilmot #B100 Tucson, AZ 85711

Monte Vista HOA NEWSLETTER

No. 2

July 2003



Letter from the President of the Association

During the last three months, the Association has been busy getting a handle on several issues within the neighborhood. The most pressing was reviewing and insuring that the CC&Rs were being followed. This involved establishing the Architectural Review Committee (ARC); addressing the parking issues; and grounds maintenance of the perimeter of the neighborhood.

The ARC has established a flow for request, review and notification for approval/disapproval of all landscaping/building plans. All requests must go through Vision Property Management Company (VPM). The ARC has a 30 day window for review and notification of each request. Keep this in mind when planning a change to your house or landscaping. They are also notifying homeowners of infractions of the CC&Rs.

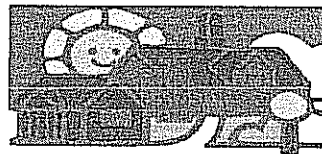
Parking Issues - In accordance with the CC&Rs, only visitors are allowed to park on the inside of Cardell Circle and in the 3 visitor parking slots. The visitor parking slots have been painted red indicating that they are for visitors only. Homeowners and renters cannot park on the street or in the alleyways. The HOA started to use notification slips on windshields of vehicles that park on the street or alleyways and have had some improvement on the number of vehicles parking illegally in the complex. The outside perimeter of Cardell Circle is no parking per the City of Tucson. We will be putting up additional signs to ensure better compliance. This is outside the entire circle where the mailboxes are located.

Ground maintenance has been started. The HOA hired "The Groundskeepers" for the initial cleanup and monthly maintenance. The perimeter will be sprayed for weeds and after the treatment, we will place decorator rock. At this point we are negotiating with T.J. Bednar to do repay us for this work. They are not very quick to act and are trying not to keep the verbal promises to do this prior to finishing the project. It is a slow process, but VPM is helping us with this issue.

To help to control infractions to the CC&Rs, an assessment and fee schedule is being finalized. Copies will be sent to each homeowner and rental address. Infractions by renters will be assessed against the homeowner. There will be a notification and appeal process along with this schedule.

All in all we have had good success in starting this association. I wish to thank each homeowner for helping and cooperating with the HOA and compliance of the CC&Rs.

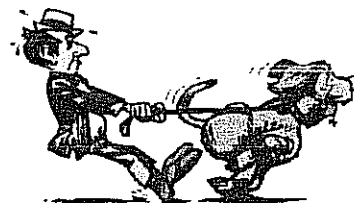
Gary Parker, President
Monte Vista HOA



Vision Property Management
Company

Contact Information:

326 S. Wilmot #B-100
Tucson, Arizona 85711
Phone # (520) 514-6865



Man's Best Friend!

We all love our pets and to make sure that our neighbor's love our pets there is one important responsibility we should be aware of. When walking your dog, please remember to pick up after them. It is as simple as bringing a plastic baggie with your. As the summer wears on pet owners need to be considerate of the neighborhood. Thanks you in advance for keeping Cardell Circle clean!

Recipe from the Neighborhood



Texas Sheet Cake

For one 17 1/2-by-11-inch baking pan, 48 brownies, you will need:

- 2 cups all-purpose flour
- 2 cups granulated sugar
- 1/2 cup (1 stick) butter or margarine
- 1/2 cup shortening
- 1 cup strong brewed coffee or water
- 1/4 cup dark, unsweetened cocoa
- 1/2 cup buttermilk
- 2 eggs
- 1 tsp. baking soda
- 1 tsp. vanilla

Frosting:

- 1/2 cup (1 stick) butter or margarine
- 2 Tbsp. dark cocoa
- 1/4 cup milk
- 3 1/2 cups unsifted powdered sugar
- 1 tsp. vanilla

Tips: If you don't have buttermilk on hand, substitute 1 tsp. vinegar or lemon juice. Mix into 1/2 cup of milk. Or use powdered buttermilk. Mix according to package directions.

Preparation:

1. In a large mixing bowl, combine the flour and the sugar.
2. In heavy saucepan, combine butter, shortening, coffee or water, and cocoa. Stir and heat to boiling.
3. Pour boiling mixture over the flour and sugar in the bowl. Add the buttermilk, eggs, baking soda and vanilla.
4. Mix well, using a wooden spoon or high speed on electric mixer.
5. Pour into a well buttered 17 1/2-by-11-inch jelly roll pan.
6. Bake at 400 degrees for 20 minutes or until brownies test done in the center.
7. While brownies bake, prepare the frosting. In a saucepan, combine the butter, cocoa and milk. Heat to boiling, stirring.
8. Mix in the powdered sugar and vanilla until frosting is smooth.
9. Pour warm frosting over brownies as soon as you take them out of the oven. Cool. Cut into 48 bars.

If you have a recipe to share, e-mail me at mparker53@cox.net

Board of Director Meeting

This meeting will be held on the 3rd Wednesday of each month. It will begin at 7pm and last for approximately one hour. These will be open meetings and home owners are welcome to attend. They will be at the Lighthouse YMCA. Agenda items by home owners should be submitted to Vision Property by the 2nd Monday of each month.

Board Members

Gary Parker - President	326-7676
Evelyn Harrison - Treasurer	325-4249
Kendell Hartenbach - Secretary	881-7707
Jennifer Hogan	319-8859
Adrian Gomez	881-0912

Welcome New Arrivals



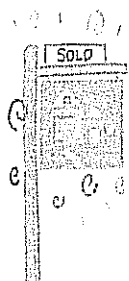
New Baby in the Neighborhood!

Elinor Marie Longstaff Haller was born on May 29, 2003 to Sarah Longstaff and Karl Haller.

Congratulation!

New Neighbors

Ronald Zastaruy @ 2930
 Michael Capp @ 2910
 Daniel Shannon @ 2999
 Jennifer Nixon and Christopher Frankland @ 2963
Welcome to all of you!



Monte Vist HOA Website

A big *thank you* to Dominic Johnson for the construction of our great website. There is a wealth of information at the site, plus a discussion board where you can post questions or suggestions for the neighborhood. Check it out!

www.montevistahoa.com



Architectural Committee

Kristel Johnson	3255867
Kathryn Prideaux	624-9029
Brent Bizik	326-0959

Vision Property Management email - vpmmgmt@aol.com
 326 S. Wilmot #B100
 Tucson, AZ 85711 Phone 520-514-6865

Monte Vista HOA

NEWSLETTER

No. 1

April 2003

Letter from the President of the Association

Hi, I'm Gary Parker. I was recently elected to this position and this is just a quick note to let every one know my philosophy on how we need to improve our small community. The Board of Directors and the Architectural review committee will be starting to become more visible in the community. This newsletter is just the beginning. Some of the areas of concern, brought up at the homeowners meeting are: control the parking problems that are happening; the overall look of the community; how you will be able to pay your association dues; how to apply for review and approval of your projects through the architectural review; and the progress in evaluating the management company.

I hope we will be able to start this process and try to make it as painless as possible. Enclosed will be the names, phone numbers and email addresses of the board and the architectural review committee.

Gary Parker 326-7676
WaywardWnd@AOL.com

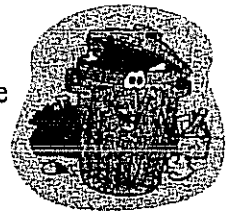
Weed Control



With summer coming, each homeowner is responsible for removing the weeds from all areas around your home. This responsibility extends to the weeds growing on the curb of the street. Failure to meet this requirement may result in a violation of the CC&Rs. The Board could levy a fine on the owner of the lot for each violation, which could result in a lien being imposed. We want our neighborhood to look nice and doing your part will be appreciated by all.

Where do they go?

A Friendly reminder that all garbage cans must remain out of sight with the exception of pickup day which is Monday. All garbage cans must



be then removed by Tuesday evening and returned to their out of sight locations. This is to not only keep our neighborhood looking nice but for city regulations as well.

