

Hi and Welcome ! We are Cora and Mary Ann and we are publishing Thunder Ridge's 1st Quarterly Newsletter. As we become more proficient it will look more professional; please be patient with us. For now we just wanted to introduce the Board and give you a little idea about the area.

Board Members:

Lois Johnson-President: Lois Johnson grew up in Washington State and moved to Flagstaff Arizona in 1979 after accepting a position at Northern Arizona University. She has served on numerous community and work related organizations. Lois is well versed in accounting, leadership and home construction . Lois is an energetic board member representing the needs of Thunder Ridge during the property owners association's first year.

Alexander (Sandy) Allan- Vice President: Sandy began his career in Grand Lakes, Colorado working with a builder in the development of condominiums and resort properties. Thereafter, he started his own business in Colorado and the New York area in the field of Historic Restoration, Estate Building and Property Management. After retiring in 2003 he opened a consulting firm in Stowe, Vermont. Sandy and his wife Penelope moved to Thunder Ridge in 2004.

Alan Spiller- Treasurer: Alan has been a Thunder ridge lot owner for six years and has been living in Thunder Ridge for the last three years. Alan recently retired from a major east coast based insurance company after 32 years. His major role during employment was working in the financial report department which controlled a multi million dollar expense budget. Among his responsibilities was working and communicating with senior management to forecast and control expense monitoring monthly, quarterly and annually. Alan uses these financial talents for the betterment of the board.

Mary Ann Thomas-Corresponding Secretary: Mary Ann was raised in New York on Long Island, and has worked as an executive secretary from 1985-2002. She was active in the community regarding electric and water cost issues. Mary Ann has been a lot owner since 2002 and has lived in Thunder Ridge since January of 2005. Mary Ann and her husband John feel blessed to have the opportunity to live in such a beautiful little community. As they put it "their little slice of heaven."

Cora Whiting- Recording Secretary: Cora grew up in Gardiner, Maine and moved to California to attend nursing school in Pasadena in 1960. Cora and her husband Bob retired and moved to Rimrock in February of 2006. They are building a home on Lot 1 in Thunder Ridge and hope to move in by March 2007. Cora feels her communication skills are utilized to ensure open communications between the Board and Property owners using good common sense. Cora is committed to assuring "neighborliness" and a continued high quality of life at Thunder Ridge.

Community News:

Club House, Pool & Security Update by Sandy Allan

With the help of a few volunteers we have been busy working on the ins and outs of the property. There have been a few stumbling blocks such as the irrigation located at the entrance to the club house. A leak was discovered after a great deal of water loss. We also lack a back flow valve. In an effort to deal with the water situation we will look into plantings that are drought resistant and/or require minimal water.

In the pool area we are considering replacing the glass table tops due to the high winds that kick up in the afternoons. We have been working on maintaining the pool and pumps. The health department has contacted us with requirements regarding signs that need to be posted for legal reasons. All looks good for the coming season.

Areas of concern include the waterfall and cabinets under the covered patio. We need volunteers to help with the cabinet repair that is badly needed. We would appreciate any ideas for changes in this area. We have been experimenting with low voltage lighting around the pool area for night use.

I have been contacted by a number of residents concerning security issues in the area and have contacted Scott Reed, Sheriff's Department, with regard to setting up a Neighborhood Watch Program. We are looking into bumper stickers, so that in utilizing a watch program we will be able to identify vehicles that belong in the area and those that do not. We are not able to put up a gate at the entrance to Thunder Ridge due to the fact that we do not own the roads. There has been a suggestion made to hire a patrol for Thunder Ridge as well. Anyone who has any suggestions or questions may contact me at my Thunder Ridge email or at 928-567-4554.

Community at Large by Cora Whiting

Camp Verde is a small town with very friendly and gracious people. It has all the amenities available to make life work and is 5 miles south of Rimrock. There is a Basha's supermarket there and their prices are competitive with Safeway in Cottonwood which is 20 miles southwest of Rimrock. Basha's employees are friendly and customer service oriented. There are hair, nail, drug and hardware stores in Camp Verde.

Cottonwood offers all other amenities that may not be available in Camp Verde. There is a Harkins multiple Theatre in Sedona. The post office and fire department are 2 miles from Thunder Ridge. There are several National Parks/Monuments in the Verde Valley; Montezuma Well, Montezuma Castle, Tuzigoot to name a few. There is a Habitat for Humanity office in Camp Verde. Habitat is in the process of building their ninth home in the Verde Valley. There are even Red Hat Chapters in the area for ladies who just like to get together and have fun. Curves, the 30 minutes work out place for women, is located in Camp Verde. Hospitals can be found in Cottonwood, Sedona and Flagstaff. There is an 18 hole golf course 2 miles from Rimrock in the community of Lake Montezuma. There are several fine restaurants within a 20 mile radius, and, for those so inclined, Cliff Castle Casino is a mere 5 miles away. If you like outdoor activities, this is a hiker-biker-hunting paradise, and Sedona is only 20 miles west of us.

Holidays in Rimrock: **by Mary Ann Thomas**

Rimrock is a small rural community with a “big” heart! This past holiday season starting with “Thanksgiving” showed our little town the true meaning of giving! Rimrock is a melting pot so to speak of many different economic mixes. Thankfully, this jumbled mix came together and with the help of the Kiwanis, Lake/Montezuma Fire District, Beaver Creek School and other neighborhood organizations (many of which I am still learning the names of) helped make Thanksgiving just that a holiday for “thanks”. The community was able to help feed many families who are in need in this area.

You would think that with Christmas a month later that sentiment of charity might have waned. Well, it surpassed my expectations, I can tell you! I was amazed and in awe of the generosity of my fellow human being. I was proud and with much humility filled with the holiday spirit. Again, the Kiwanis, came through for this community. As did Wal-Mart in Cottonwood, who every year does an “angel” tree, Habitat for Humanity. Our local Adult Community Center sponsored some families in need and to my happy delight, the Sedona Toys for Tots contacted Beaver Creek School and wanted to help as well. Could we use their donations they asked?

They had more than enough and wanted to share with our children and families. YES, yes, yes we would be happy to receive their generous donations! Yes, Virginia there is a “Santa Claus”. “He lives in the hearts and minds of us all”, and thank goodness that spirit is alive and well in our little community of Rimrock/Lake Montezuma. I am happy to report that that same spirit is in our surrounding communities of Camp Verde, Cornville, Cottonwood and Sedona. This little dot on the map (and I’m not sure it appears on many maps), is what America is all aboutour generous and helping nature throughout the world. I am proud to be counted as one. As our little community grows I can only hope that this same spirit will continue to grow and flourish and make me proud to be called a “creeker”! I’ll explain that local phrase in our next issue.

Hi We’re Madeline and Herchell Britton. We purchased acreage in Phase Five and are in the process of building our home there and hope to be finished by the end of January. We have been building houses for many years in the Prescott area and thought it was time for a change. Our youngest daughter lives with us and our other daughters and grandchildren live in this area. We love having family around. People seem to be very friendly here. We do like the fact that Flagstaff, Jerome, Prescott, Sedona and Phoenix are close by. There is a lot of art in this area. Since we have a lot of artistic blood in our bones this area seemed appropriate for us. Hiking trails and beautiful picnic areas abound. There are a number of activities throughout the year from Jazz Concerts to Sedona Lighting. We also enjoy entertaining, love to cook and love to travel. We look forward to meeting all our neighbors and getting together. We think this will be a great community to live in.

Design and Review Committee:

The Design Committee Review Board (or Architectural Design Committee) are comprised of two (2) members— Michael Johnson and Alexander (Sandy) Allan. If you need to reach either of them you may call them at **(928) 592-0345**. This telephone number is connected at the clubhouse and will generally be answered by an answering machine. Your calls will be answered in a timely fashion.

The following fees will apply as follows—Two hundred dollars (\$200.00) to review house plans; One hundred dollars (\$100.00) to review plans for a structure that requires no power or plumbing. We ask that “**both**” the Property Owner and Builder meet with the Committee to thoroughly review the CC & R’s, so there will be less confusion while the building process is going on.

Association funds or funds borrowed for that purpose, and to acquire and hold, lease, mortgage and convey the same. So at this time, if you are behind on paying your 2006 assessment - please get your payment in as soon as possible so the POA can start off 2007 with a zero delinquency.

Note from our Treasurer: Alan Spiller

Since the election of the board this past September, one of the many things that we have been reviewing are the current CC & R's. During our review one financial item has come to our attention that has not been implemented by our accountant, it is in Article VII Covenant for Assessments Section 8— Delinquency (the change is listed below). In the CC & R's dated January 12, 2005 there was a change made to Article VII, Section 8-Delinquency, which increased the \$15.00 late fee to \$20.00 if an assessment is not paid within thirty days. **This delinquency fee is per lot.** (This change is also in the latest CC& R's dated June 13, 2005.) At this time we are informing everyone that this ***\$20.00 late charge will be implemented starting January 1, 2007***, by our accountant. The board does not feel this change is a major burden on the lot owners and may help the over all collection of quarterly assessments.

Section 8. Delinquency. Any Assessment provided for in this revised and restated Declaration which is not paid when due shall be delinquent. If any such Assessment is not paid within thirty (30) days after the delinquency date, a late charge of Twenty Dollars, (\$20.00) per month, or such other amount as the Board shall from time to time determine, shall be levied, and the Assessment shall bear interest from the date of delinquency at the Default Rate. The Association may, at its option, bring an action at law against the Owner personally obligated to pay the same and/or foreclose the Assessment Lien against the Lot in property. There shall be added to the amount of such Assessment any late charges, interest, recording fees, expenses and costs incurred in filing an Assessment Lien and in collecting the amounts due and, in addition, the reasonable attorney fees incurred in connection with such collection efforts, regardless of whether or not a legal suit is commenced. Each Member vests in the Association or its agents the right and power to bring all actions at law or in equity or lien foreclosure remedies against such Member for the collection of such delinquent Assessments. The lien provided for in this section shall be in favor of the Association, and shall be for the benefit of all other Owners. Any action to foreclose the lien of any Assessment may be commenced and prosecuted in the same fashion as for the foreclosure of a mortgage pursuant to Arizona law. At any foreclosure sale of a Lot, the Association shall have the power to bid on such Lot at such foreclosure sale, using Association funds or funds borrowed for that purpose, and to acquire and hold, lease, mortgage and convey the same.

So at this time, if you are behind on paying your 2006 assessment - please get your payment in as soon as possible so the POA can start off 2007 with a zero delinquency. Thank you !!

For Safety Sake:

We are a growing community here in Thunder Ridge, and have quite a few new homes in the process of being built. We ask that you as “good” neighbors, **refrain** from “**visiting the building sites**”, as it can be quite dangerous and is a **liability** issue for the owners of these lots and homes. We know you are curious, interested and maybe excited that we are growing, but we ask that you please do not visit our new neighbors to be, until we have been invited. Thank you.....