



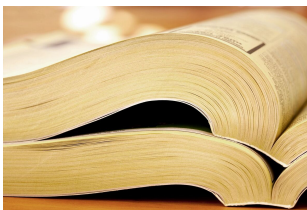
## Happy Holidays Sunridgers!

A cheery December greeting to you all!

The weather has finally decided to bring some cooler temps and with it, we welcome holiday cheer to Sunridge Estates! I'm loving the holiday decorations already up around Sunridge! Remember to please [send me pics](#) of your favorites from the neighborhood and we'll showcase them on our website :)

Kind regards,  
Suzanne Kinkel, HOA President

## Neighborhood Directory Now Available



I'm pleased to share with you a [Directory](#) of the residents of Sunridge. Thank you to Board Members **Linda** and **Jaime** for going door-to-door and updating our neighborhood spreadsheet with up-to-date contact information. Please [click here](#) to find a Directory of your

neighbors by name and address. If you have any updates to the Directory, please [send them to me](#) and I'll make sure they're included in the next version.

## The Sound of Hammers: 755 W Sedona Ridge Place



*Construction has begun on a vacant lot on Sedona Ridge. The home will be offered for sale in early 2022. Thank you Michael Theis for the photo!*

The formally vacant lot at 755 W. Sedona Ridge Place is now a flurry of activity with hammers flying and walls being erected. The .65 acre property has been vacant since Sunridge Estates II came into development. The property is primarily owned by a trust. Additional information is available on the [Pima County Geographic Information System](#).

Kachina Custom Homes is the builder and construction will take four or five months. When complete, the home will be approximately 2,800 sq. ft. The builder may offer the home for sale as early as January, prior to the home being completed. The price is still being determined as the pandemic has caused materials to become more expensive and in short supply. The market price is expected to be \$800,000+.

The house is placed on the backside of the lot as there is a broad arroyo bordering Sedona Ridge Place and running down the west side of the lot.

With this lot now under construction, there are four remaining vacant lots within the Sunridge Estates II subdivision. Two of the lots are located on Sedona Ridge Place at the cul de sac. Another lot is at 625 W. Kachina Ridge Place. While there are no immediate plans to build on these lots, only time will tell when they too may be developed.

The fourth lot is at 12457 N. Piping Rock Road. It currently has a For Sale sign on it and is being offered for \$158,000 (this property was last sold on July 10, 2020 for \$85,000). The .46 acre parcel has difficult terrain to build on, so it is being offered complete with building plans for a 2,000 sq. ft. home by the current owners.

***Written by: Michael Theis***

## Homemade Tortilla Soup Recipe

### HOMEMADE TORTILLA SOUP

Ingredients:

- 2 TBL olive oil



*Special thanks to Marlene Thomas for this delicious and easy recipe!*

- 1 cup sweet onion chopped (Vidalia or yellow onion)
- 1 jalapeno chopped (remove seeds before chopping)
- 4 garlic cloves, minced
- 32 oz low sodium chicken broth
- 2 – 14.5 oz cans of diced tomatoes (keep the juice)
- 1 – 15 oz can of black beans (drained and rinsed)
- 2 cups shredded cooked chicken (I use the rotisserie chicken)
- 1 package frozen corn
- 1 TBL lime juice
- 2 TBL chili powder
- 2 tsp cumin
- 2 tsp salt
- 1 tsp pepper

- 1 tsp smoked paprika
- ¼ tsp cayenne pepper

Optional ingredients for toppings:

- Fresh cilantro
- Avocado
- Shredded cheese
- Sour cream
- Tortilla chips

Making the soup:

- In a large pot, heat the olive oil and add onion and jalapeno and saute for 5 min.
- Add garlic and saute for another 1-2 min.
- Add the rest of the ingredients and simmer for 30 min.

Taste and add more seasonings if you wish.

Enjoy just as it is or add any of the additional topping ingredients.

***Recipe from: Marlene Thomas***

## **Reminder: Electronic Billing Coming in January**



Just a quick reminder the HOA will be **e-mailing** ANNUAL dues (\$140) notices to residents in January. For your convenience, we are looking to implement electronic payment transfer as an option. Please pay your HOA dues promptly, saving your HOA volunteer time and collection fees.

## **Calling All Thinkers, Photographers and Cooks!**

This newsletter and the [Sunridge website](#) is only possible with the support from residents.

**Have an idea for an article?** (we have a great writer on board [**Michael Theis!**] who can write the articles... just [give us](#) your suggestions!)

**Have a fun photo from the neighborhood?**

**Have a delicious recipe to share?**

Please send them to [Linda](#) and she will make sure to share with Sunridge through the newsletter and/or the website :)!

## In Closing...



*I want to say a special thank you to my "Rock": my loving husband Rick. He stands behind me, supporting all I do, and giving behind-the-scenes support to Sunridge HOA. Thank you Rick-the-Rock! I love you!*

I want to say a warm, end-of-year thank you to the following residents for their help in the HOA and making Sunridge an extra special place to call home:

**Jaime Barker** - for Board support

**Helen Cates** - for stepping up as an event volunteer

**Michael Clarke** - for offering to help as an event volunteer

**Shari Colson** - for hospitality welcomes, serving as Chamber liaison, and Board support

**Greg George** - for sign support

**Allan and Monica Grote** - for coming forward as event volunteers

**Jay Hillmer** - for behind-the-scenes support and his

Unofficial Mayor role

**Linda Hillmer** - for the website, this newsletter, the Directory, and overall Board support

**Kelly and Jill Lupton** - for offering to help with events

**John Rulmyr** - for Board support

**Michael Theis** - for newsletter writing, event and behind-the-scenes support

**Marlene and Byron Thomas** - for newsletter writing and behind-the-scenes support

**Melissa Wilson** - for Board support

Thanks to all of the above-mentioned, generous event volunteers, we will be able to have a neighborhood-wide event in early 2022. More information to come soon! In the meantime, if you would like to help with a neighborhood event, please [drop me a line!](#)

Wishing you a wonderful Holiday Season with good health and much Joy!

*Suzanne*

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