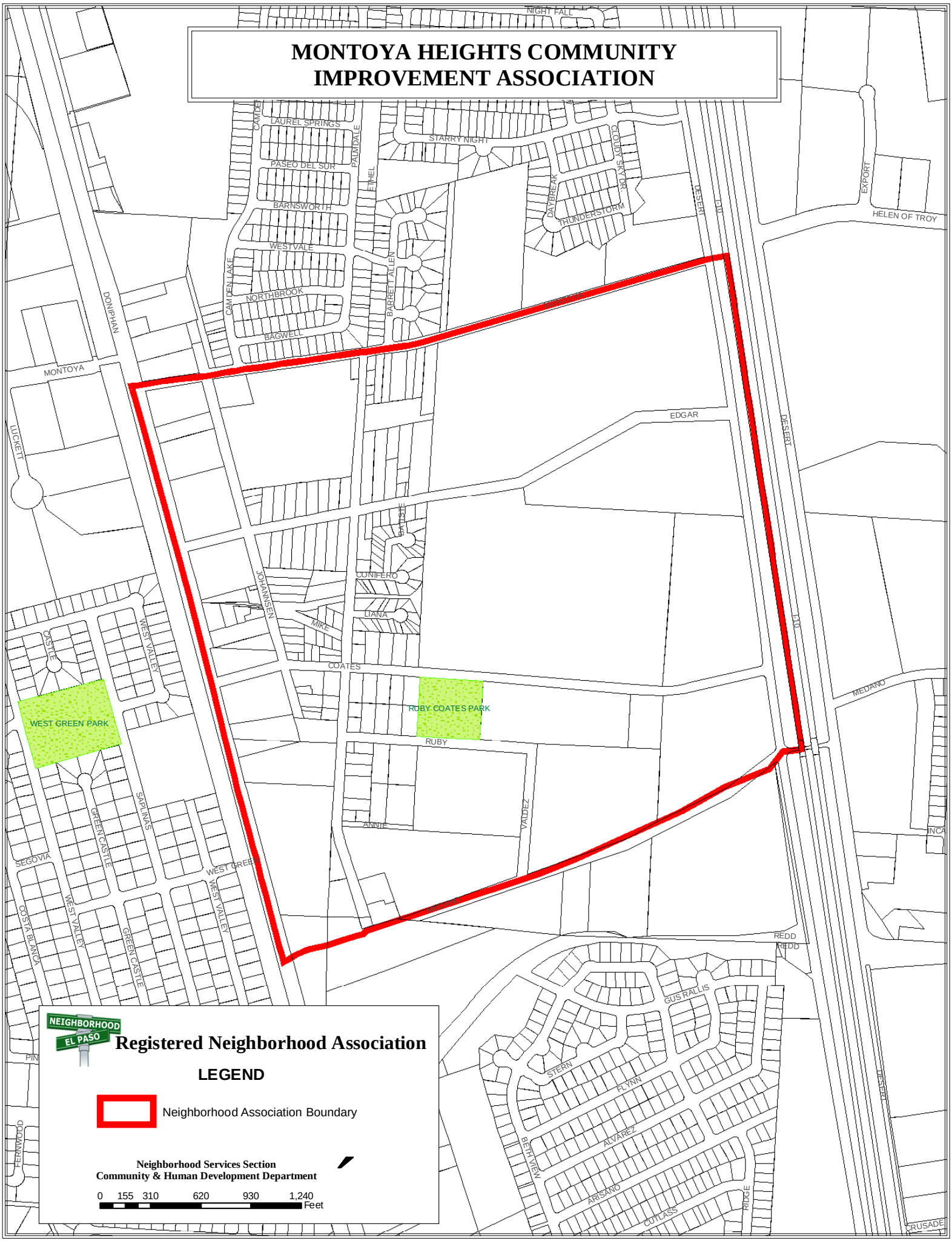MONTOYA HEIGHTS COMMUNITY IMPROVEMENT ASSOCIATION