



Midvale Park Homeowners Association

A K A Midvale Park Master Review Board

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Online at www.midvaleparkonline.com

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Dear Midvale Park Homeowner,

The Midvale Park Homeowners Association (Association) is a community comprised of 3,417 homes and businesses and is still growing. This area is generally bounded by Irvington Road on the north, Valencia Road to the south, the Santa Cruz River to the east, Mission Road and the West branch of the Santa Cruz River to the west. The Midvale Park Homeowners Association Board addresses issues affecting land owners within these boundaries.

You are no doubt aware Midvale Park has suffered some of Pima County's most significant home value depreciations. Today, we are writing to you with good news! The Midvale Park Homeowners Association's Board of directors (Board) is diligently working to improve the situation by focusing on the community's appearance, improving security, and in general provide a positive lifestyle experience for all its residents. These efforts will help improve the attractiveness of the community to potential buyers and in turn improve property values for all homeowners.

The Midvale Park Homeowners Association Board consists of seven members of the Midvale Park community elected by their fellow homeowners to conduct Association business on your behalf. Although the Board members work as unpaid volunteers, they carry out fiduciary responsibilities. Their duties include but are not limited to:

- Managing the Association's financials (such as budgeting, paying bills and taxes, administering and investing assets, allocating, when possible, money for Midvale Neighborhood Association (MNA) organized events)
- Conducting monthly and annual meetings
- Selecting and hiring contractors
- Recording all Association business
- Providing for the maintenance and upkeep of the Common Areas
- Processing homeowners' Architectural Review submittals
- Resolving CC&R violations
- Organizing the Christmas Lighting Contest

When the Homeowners Association (HOA) transitioned from developer to homeowner control, a section of the medians on Midvale Park Road had not been finished. With the developer and builders no longer involved, the city of Tucson became responsible for completing their construction. But, with the economic

downturn, city funding for the project was restricted. With no prospect of receiving city assistance, the Midvale Park Board decided last fall to take charge of completing the medians. The project is now in the last stage of approval and construction should be finished by end of this summer.

Other beautification measures include the repair and painting of the common walls. The HOA retains a Beautification Director, who is authorized to purchase the paint required to keep the common walls within the Association graffiti free. These efforts, and others by the Board, have improved the community's appearance – necessary steps to improve property values. The Board is now reviewing proposals from licensed contractors for the addition of more low water use vegetation and consistent ground cover through the rocking along Midvale Park Road and other areas.

To be able to run the Association's business, the HOA Board relies on consistent payment of your assessments (the mandatory dues paid by homeowners) as it does not receive funding from any other sources. Payment of your assessments helps the Board to preserve and protect your property values.

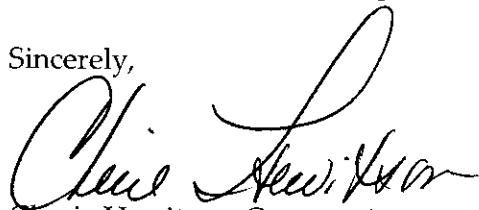
Over time, we've discovered through phone calls and letters that there is some confusion about the responsibilities of the Midvale Neighborhood Association (MNA). The MNA is made up of residents from the greater south-western Tucson area, including Midvale Park, who volunteer to organize activities in this area. They receive primary funding from the City of Tucson, and when possible, allocations from the Association.

Members of the MNA are not authorized to take on responsibilities or make decisions pertaining to Association-related business of land owners, including commercial real estate business owners. They play an important part in improving the cohesiveness of the community by sponsoring the Annual Picnic, originally started by the Association and Stratford Management, and the Easter Egg Hunt, and volunteering in beautification projects, such as cleaning wash areas that do not fall under the jurisdiction of the Association. Their involvement plays an important part in making Midvale Park a better place to live.

If you have questions, concerns or complaints regarding the Midvale Park community, please direct them always to the Homeowners Association Board, since it is governed by the Association's governing documents and is legally authorized to make decisions on behalf of the Association in matters of appropriate business. Each Member is competent to handle any Association-related issues you may have.

To keep abreast of Board and community activities, it is highly recommended that you attend the regular monthly Board meetings (date and time are posted on the website) as well as keep an eye on the Homeowners Association website, or you may contact me, Community Manager Cherie Hewitson, or my assistant, Robin Fearneyhough, at 822-8041.

Sincerely,



Cherie Hewitson, Community Manager
Stratford Management

For the Midvale Park Homeowners Association