

Midvale Park

Master Review Board

Community Newsletter

Homeowners Liaison Committee

The Homeowners Liaison Committee (HLC) is a very important part of Midvale Park. The Committee is made up of homeowner volunteers and is a way in which homeowners can have a voice within the community. Thanks to the current HLC members:

- Janie Caldwell
- Dave Caldwell
- Doug Trudeau
- Steve Palmer
- Mary Hathaway
- Bill Hathaway
- Santos Alvarez

While Midvale Park homeowners have input into the homeowners association through the HLC, most of the responsibility for running the association is currently held by the developer. However, in December 2005, Midvale Park will become a homeowner-controlled association. The HLC will soon begin discussing how to prepare for this transition, as mentioned in the article below.

Would you like to be a member of the HLC? If so, please call Cherie or Eileen at Stratford Management, 795-6500—and be part of an important team!



Our 2004 Annual Meeting—

- Along with this newsletter, you are receiving the packet of information about Midvale Park's Annual Meeting—
- Wednesday, May 12, 2004
- 7:00 PM
- Desert Dove Church, 6163 S. Midvale Park Road
- José Ibarra will be attending as a guest speaker.
- See you there!

A Note About the Transition

By Doug Trudeau, HLC Member

As mentioned in the article above, Midvale Park will be making the transition to homeowner governance at the end of next year. Though it may seem as if we have a long time to learn about our new role, we have much to do to prepare ourselves—because Midvale Park has over 3,000 homes. If we prepare well, the task will not be so overwhelming.

Your awareness and participation will be crucial to a smooth transition. Watch for news in **future newsletters**, talk to your neighbors, and consider volunteering for one of the transition committees that will be formed. I plan to help guide this transition, and I hope you will join me!

—Doug Trudeau

Landscape Report

Pre-emergent was applied to the corners at Oaktree and Drexel, Drexel and Midvale Park, and Midvale Park and Valencia. Pre-emergent was also applied in the common area adjacent to the Czarina Heights subdivision. We are presently spraying post-emergent, to kill any weeds that fully germinated after the pre-emergent application. We are also spraying the medians along Midvale Park Road. The larger weeds are being removed via manual labor.

We are currently checking the irrigation system along Midvale Park Road. We replaced two irrigation clocks that were stolen. We have reset the irrigation clocks to increase the watering time, to encourage proper fertilization and lawn growth. Broken lines and sprinkler heads are being repaired, as well as two irrigation valves that were vandalized. The vacuum

breaker at the corner of Midvale Park Road and Oaktree was also vandalized; it was broken off below ground. This was repaired two weeks ago.

Approximately three weeks ago we removed the weeds and debris from the newly acquired common area in the Midvale Terrace II subdivision at the end of Lavender Mountain. If it does not rain in the immediate future, we will cut back the hydroseed growth in the common areas in the Midvale Terrace II subdivision. We typically do not remove the grasses from this area because the growth helps to prevent erosion and to provide dust control.

By the end of April, we will have removed the weeds from the retention basin at Midvale Terrace I, and we will have cut down the weeds in the retention basin at Cabo Del Sol.

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You can help get a stop sign or signal at the Midvale Park / Oaktree intersection!

Community Voice: Talk to Our Council Member!

The City Council Member for Ward One, which includes Midvale Park, is José Ibarra—and he is the person who can help us if we have questions or requests about Ward One. This includes any requests we might have about improving traffic safety on the streets of Midvale Park.

In recent years the Association has received phone calls about the need for more stop signs, stop signals, or streetlights on Midvale Park Road. Although there has been much discussion about installing a stoplight or stop sign **at the intersection of Midvale Park Road and Oaktree Drive**, up to now, the new traffic signals have not become a reality. With the new Lowe's Home Improvement store opening in a few months, the need for traffic control at this intersection may become even greater.

What can **you** do to help the situation? As a Midvale Park resident, you can play a crucial role—because **only residents** may register concerns about issues such as this.

To express to Mr. Ibarra the need for additional traffic safety measures in Midvale Park (or any other Midvale issue), you may send a letter, a fax, or an email, or call his office:

Council Member José Ibarra
Westside - Ward One
940 W. Alameda Street
Tucson, AZ 85745

Phone: (520) 791-4040

Fax: (520) 791-5393

Email: jibarra1@ci.tucson.az.us

Let your voice be heard!

Now homeowners will be sent an appeals letter the second time a violation is noted. There will be no "Second Notice."

New Policy for CC&R Violations

The Board has decided that homeowners should be sent an appeals notice after the second time a CC&R violation is cited.

The Covenants, Conditions and Restrictions (CC&R) are deed restrictions that all homeowners signed when they purchased their property in Midvale Park. **The CC&Rs require certain standards of property use and maintenance that all homeowners must follow.** These rules help ensure that your property retains its value.

When a home or property is found to be in violation of some part of the CC&Rs, the Board will send the homeowner a letter to remind him or her about these standards, and to instruct them as to how to correct the violation. The most common violation letters sent are for **weeds** or **parking in an inappropriate place** (such as your yard or the sidewalk).

In the past, homeowners received two reminder notices about any violation. When a violation was noted a third time, an appeals letter would be sent, telling the homeowners that they must contact the Board or appear at the next Board Meeting to explain plans for

correcting the violation. Failure to appear or to contact the Board would automatically result in a fine.

The Board felt that violation letters were not effective in getting homeowners to fix violations in a timely manner, so the policy has been changed. At their last meeting, the Board voted on a new policy for violation letters:

► **Now homeowners will be sent an appeals letter the second time a violation is noted. There will be no "Second Notice."**

The Board gets a number of complaints from residents about CC&Rs violations that go uncorrected for months. We hope that speeding up the appeals process will encourage homeowners to take action sooner.

When they start receiving the appeals letter after the "Friendly Reminder" notice, violators will need to take the CC&Rs more seriously—and correct the violation to avoid future fines on their account!



Read our CC&Rs to find out what the rules are—you can call Stratford Management for a copy, or look on the Midvale Park web site (see back page).

Holiday Lighting Contest Winners for 2003

Congratulations to the first place winners in each subdivision:

- 1523 S. Bagpipe
- 1616 W. Lavender Sky St.
- 1822 W. Newhall
- 5343 S. Wedgewood
- 5450 S. Stockwell
- 5429 S. Pin Oak
- 1631 W. Picton Arcade
- 5691 S. Abbotsford
- 1941 W. Chardonnay—*Grand Prize*
- 1725 W. Maplewood
- 1427 W. Cather Pl.
- 1592 W. Jack Burnett Loop
- 6253 S. Logger
- 6277 S. Beardslee
- 1626 W. Houchin
- 5799 S. Hillerman

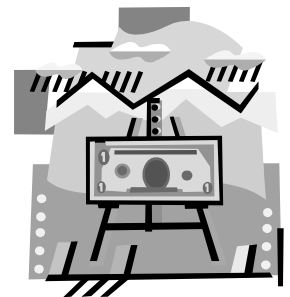
We appreciate everyone's efforts in bringing the holiday spirit to our neighborhoods.

We extend **special thanks** to our hard-working volunteer judges from **Fire Station 18**.

Looking forward to the 2004 holidays—

A few disagreements over the methods for determining the grand prize winner have unfortunately forced the Board to eliminate the grand prize category from the 2004 contest. Instead, all of the prize money will be split equally among first place winners in each subdivision.

Hopefully in December we can all enjoy the festive decorations and the neighborly spirit of the holiday season!



All of the contest winners received cash prizes for their outstanding decorations.

Upcoming Event Teaches Fire Safety

Learn how to prevent fires in your home!

Our neighbors at The Woods apartment complex have extended an invitation for Midvale residents to attend **Project S.A.F.E.**, an educational event that teaches fire safety and prevention. Project S.A.F.E. is hosted by the Arizona Multihousing Association and the American Red Cross.

This free event offers information and training to help save property and lives. Knowing how

to protect your home and your family from fires is an invaluable skill. Please take the time to attend this worthwhile event.

Project S.A.F.E. will be held on **Wednesday, April 21**, from **6:00 PM to 7:00 PM** at **The Woods Apartments, 1970 W. Valencia**.

If you have any questions or would like more information, please contact Katie Barnett at 889-2666.

Please attend this free one-hour class to learn how to prevent fires in your home.

Vandalism Affects Everyone in the Community

A rash of vandalism to the common walls along Midvale Park Road and Drexel Road has left the Association with thousands of dollars in repair bills.

The condition and appearance of common areas reflect on the community as a whole. Besides being unsightly, these damaged walls present a safety hazard and must be fixed. Unfortunately, repairing these walls is very costly and these expenses are not covered by the current budget.

If this vandalism continues, the Association will be forced to raise assessments. The Board works hard to keep assessments as low as possible, and (thankfully) assessments haven't

been raised in two years. But if this vandalism to the common walls continues, we will all be paying for the carelessness of a few individuals.

What can you do to prevent this from happening?—

Keep your eyes and ears open to what is happening in the community. Report any suspicious behavior to the police immediately. Know where your children and their friends are going at all times and ask them to report any suspicious behavior as well. If the individuals responsible for this destruction are discouraged or caught, we can all avoid sharing the cost of repairs.



It's expensive to fix our walls after an attack by vandals!

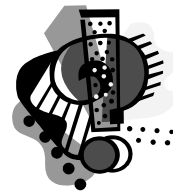


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P.O. Box 40790
Midvale Park Master Review Board

Community Newsletter
and Annual Meeting Notice

Suggestion Form for Annual Meeting: May 12, 2004



◀ Do you have questions or comments? Send them in for discussion at the Annual Meeting!

Annual Meeting Information Enclosed!

Enclosed with this issue of the Newsletter is the packet of information about the **Annual Meeting** of Midvale Park:

Wednesday, May 12, 2004
7:00 PM
Desert Dove Church
6163 S. Midvale Park Road

Please attend this meeting to learn more about Midvale Park and get your questions answered!

Midvale Park Master Review Board

P. O. Box 40790 Tucson, AZ 85717 Phone: (520) 795-6500 Fax: (520) 795-6501

Suggestion Form For Annual Meeting, Wednesday, May 12, 2004

Your Name: _____ Subdivision: _____

Suggestions for Annual Meeting discussion items:

Please return this form with your suggested topics to the above address or fax number by Monday, May 10, 2004. *Thank you!*