

MIDVALE PARK

COMMUNITY NEWSLETTER

FALL 2001

Midvale's Annual Holiday Lighting Contest Returns!

The Association's Annual Holiday Lighting Contest has enjoyed many years of popularity in the Midvale community, and we couldn't be more pleased that it is sponsoring another year of dazzling displays!

We are especially excited that our own Fire Station 18 will be joining the community in its celebration. Fire Station 18 firemen will be judging this year's contest!

The judging will begin on December 8th and last through December 20th.

Since our community is so large, each subdivision will be judged separately so that more people have a

chance to win a prize. The HLC will contact local businesses that have offered to donate prizes, and the Master Review Board always donates a cash prize to the overall winner. Your HLC Members will also coordinate the judging and the distribution of the prizes.

Each year, more and more people participate in this wonderful display of both lights and community spirit. We encourage you to dust off that box of tangled lights and join us in celebrating the coming holiday season and another terrific New Year!



THANK YOU HLC MEMBERS!

On behalf of the Master Review Board and Stratford Management, we would like to thank your HLC Members for their truly extraordinary commitment to the Midvale Park community. Through continued time, effort, and sense of community pride, they work diligently to best represent the interests of all Midvale Park owners and have contributed a combined total of hundreds of hours to this effort. We wish to formally recognize each one of them at this time:

*Jim Lovecchio * Charlotte Reder * Jack Redmond * Amie Robles
Dave Roiland * Rudy Santa Cruz * Dave Danks * Irene Lopez
Saundra Kornelle * Mary Jones * Bill Adair * Dan Gutierrez
Joyce Bowyer * Corina Gomez*



Thanks to their dedication, community events such as the holiday lighting contest, hayrides, and annual picnic are made possible. It is occasions such as these, when neighbors are given an opportunity to get together in the spirit of community, that make Midvale Park *home*.

When next you see one of your Association representatives, please take a moment to thank him or her and to share your ideas regarding Midvale Park. We also encourage you to attend the monthly HLC Meetings, which are the perfect opportunity to participate in the workings of your Association. Please call Stratford Management at 795-6500 for further information.

The Midvale Park Master Review Board appreciates its Members' desire to occasionally make improvements, alterations, or modifications to their property. The Architectural Review Committee's (ARC) submittal process is not intended to impede or randomly deny submittals; rather, the process was established and is enforced to protect the continuity and property values of the Midvale community. That being said, should you wish to make any improvement, alteration, or modification to your home or property — including landscaping and repainting— please complete the form provided below and return it to Stratford Management at P.O. Box 40790, Tucson, Arizona 85717. You may also fax submittals to (520) 795-6501. We thank you in advance for your cooperation and patience with this process.

ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM FOR THE MIDVALE PARK MASTER REVIEW BOARD

*If you have any questions regarding this Submittal Form,
please feel free to call Stratford Management at 795-6500.*

Date _____, 2001

1. Owner's Name: _____
Lot or Unit No.: _____ Phone #: _____
Address: _____
2. Contractor name, address, and phone, if applicable: _____

3. Description of work to be done: _____

4. Type of materials to be used: _____
5. Color(s) to be used: _____
6. Other Information: _____

An accurate drawing must be attached using your lot dimensions showing the exact location of the proposed structure. For room additions or anything that must tie into the roof line, an elevation of the proposed structure must also be attached.

Architectural Review Committee requests will be reviewed as soon as possible. You will be notified, *in writing*, of the ARC's decision directly after its review meeting.

Committee action taken: _____



Simplified CC&Rs

As you all know, the Midvale Park CC&Rs is a lengthy document that can take some time to read. It also has eleven amendments that are important to know and understand.

Our office receives many calls from homeowners who have questions about the CC&Rs. We admit that they can be heavy reading, so we have simplified some of the sections that pertain to questions we are asked most often.

Article IV of the Midvale Park CC&Rs, Use Restrictions: The following restrictions will be applicable with respect to the ownership, use, enjoyment, occupancy, improvement and development of all property within Midvale Park:

Section A: No rubbish (trash or debris) of any kind will be stored on any property within Midvale Park. No garbage, trash or rubbish can accumulate on any property. All garbage, trash and rubbish has to be removed on a regular basis. Garbage, trash and rubbish must be stored in containers before it is removed.

Section B: No radio, stereo, broadcast or loudspeaker units and no amplifiers of any kind can be placed outside or directed toward another building or house so as to produce sounds and/or noises which may be offensive to neighbors.

Section C: No thing or condition which shall induce, breed or harbor plant disease or noxious insects shall exist upon any property within Midvale Park.

Section D: No open fires or burning shall be permitted on any property within Midvale Park at any time. No incinerators or like equipment shall be placed, allowed or maintained upon any property within Midvale Park.

Section E: No repairs of any detached machinery, equipment or fixtures shall be made on any property within Midvale Park within the view of neighbors, pathways or streets. This includes motor vehicles.

Section F: No elevated tanks are allowed on any property within Midvale Park.

Section G: No oil exploration, drilling, development or refining operations and no coring or mining operations (including oil wells, surface tanks, tunnels or mineral excavations or shafts) are allowed on any property within Midvale Park. No derrick or other structure used in boring for oil or natural gas shall be erected, maintained or permitted on any property within Midvale Park.

Section H: No property (including walls, fences, etc.) shall be maintained or used in such a manner so as to be unsightly or create a nuisance or annoyance. No property within Midvale Park shall be maintained so as to detract from the appearance of other areas of Midvale Park.

- Section I: No property within Midvale Park shall be maintained, used or occupied in a manner that violates statutes, ordinances, codes, rules or regulations of any governmental authority that has jurisdiction.
- Section J: All construction, maintenance and repair work on any property within Midvale Park will be diligently pursued from start to finish.
- Section K: All property within Midvale Park shall have facilities for parking, loading and unloading so that vehicles are not parked on the street or in yards.
- Section L: No tree, shrub or plant on any property shall be allowed to hang over or encroach on any sidewalk or walkway from ground level to seven feet in height.
- Section N: All gutters and downspouts on any structure will be painted to match the structure. Roof-mounted structures shall be painted to match the structure and cannot be higher than two feet from where they are attached to the roof.
- Section O: The front yards of all single-family homes shall be covered with gravel and/or landscaping to cover the bare dirt. (The color of gravel should be earth tones. All exterior colors should be muted tones. Colors such as black, white, red or green are not allowed.)
- Section P: No overnight parking of trailers (this includes tractor trailers, semi-tractor trailers, any vehicle larger than one ton, boats, campers and recreational vehicles), is allowed unless parked behind a perimeter wall.
- Section Q: No antennas placed on any house can exceed five feet in height from the highest point of the house. Antennas not attached to the house cannot exceed seventeen feet in height. Roof solar collectors should be mounted below the ridge line of the roof and painted to match the roof. All evaporative coolers on the roof of the house should be placed off the ridge line toward the back of the house.
- Section V: No chain link fences will be allowed on any property within Midvale Park.

The following guidelines are used by the Architectural Review Committee (ARC) in reviewing and approving plans for improvements:

The architectural design theme for Midvale Park is of southwestern character. Architectural designs should not have unique forms or be extreme in height. Primary buildings will be made of wood, slump block, stucco, mission tile, heavy wood beams, and asphalt and wood shingles.

Colors for houses and other buildings will be earth tones with accent colors. Pastel colors and white should be avoided.

Roofing and roofing colors shall be compatible with the building to which they are attached. Unusual colors should be avoided. Roof colors should be of dark earth tones.

Opaque fences or walls between houses will be required to eliminate views into backyards.

The use of trees in connection with streets will be encouraged. Bare land in developed areas will not be permitted and should be covered by grass or ground covering.

Opaque (not clear) fences or walls between houses are required for all residential developments.

All yards will be kept free of weeds and trash, trimmed, mowed, raked, and maintained at all times. Dead bushes and trees should be removed and replaced when required.

Construction should be approved by the ARC prior to starting work.

Free Car Seat Inspections

The Tucson Fire Department is offering child safety seat inspections, **by appointment only**, two Fridays per month at its Park & Ajo location (797 E. Park). The inspections are free. Please call 791-4502 to make an appointment.

PIMA COUNTY 'POOPER SCOOPER' LAW



The owner of a dog that is found at large upon the streets, sidewalk, alleys, or public property is guilty of a Class 2 misdemeanor pursuant to A.R.S. Section 24-365(A)(5).

The owner of a dog that is found at large upon the premises of the owner or the private premises of any other person is guilty of a Class 2 misdemeanor pursuant to A.R.S. Section 24 (A)(5).

A violation of any provision of this section is punishable by a fine of not less than fifty dollars, nor more than seven hundred fifty dollars, four months in jail, two years' probation, or any combination thereof. No judge may grant probation in lieu of, or otherwise suspend, the imposition of the minimum fine prescribed herein.

Also, it shall be unlawful for the owner or person having custody of any dog to fail immediately to remove and dispose of, in a sanitary manner, any solid waste deposited by such dog on public property or deposited on private property.

WalMart Update

By Laury Phelps

Stratford Management has received numerous calls from homeowners about WalMart. These homeowners have expressed concern about the trash in the WalMart parking lot, the overnight parking of campers and RVs, and the lack of landscaping around the store.

I am happy to tell you that WalMart representatives have been very agreeable in all of the discussions that I have had with them, especially Eric Sparks, the Assistant Manager. WalMart now has plans to install new landscaping along the store on Midvale Park Road and Oaktree Road. They are performing regular maintenance on the wash that runs along Oaktree, and as a result, there is less trash on the property. WalMart has also stepped up the maintenance for the parking lot and now has an extra crew on hand to make sure it is kept trash-free.

I would also like to let all of the homeowners know that WalMart is responsible for the two medians on Midvale Park Road, north of Valencia. It is WalMart's responsibility to maintain these medians, as well as the monument sign. I was recently contacted by their corporate office with great news – WalMart has agreed to add new landscaping to those two medians! I am very happy that all of our negotiations have turned out so well!

I would also like to thank the Homeowners Liaison Committee, which was instrumental in our negotiations with WalMart. The HLC has proved to be invaluable when it comes to concerns about the community. These volunteer homeowners devote much of their time to making Midvale Park a better community for everyone! Thank you, HLC!



HOLIDAY SAFETY TIPS

SAFEGUARDING YOUR HOME

1) Turn on lights and a radio or TV so that it appears that someone is home. 2) Don't display gifts where they can be seen from outside. 3) Properly dispose of boxes from audio equipment, TVs, VCRs, etc., by cutting them up and recycling or placing them in your trash can. Don't advertise to a thief by simply placing the boxes at the curb. 4) Turn off the tree lights when you are away from your home. 5) Check your tree often for excessive dryness. 6) Don't forget to note the serial numbers of your gifts and store the numbers in a safe place.

VACATION SECURITY

1) Stop all deliveries or arrange for a neighbor or friend to pick up your mail, newspapers, and packages. 2) Have good locks on all doors and windows AND USE THEM! 3) Plug in timers to turn lights and a radio on and off at appropriate times. 4) Never leave your house key hidden outside under a doormat, in a flower pot, etc. Someone other than a friend or family member is bound to find it!

Practicing these tips and some good common sense will help keep you, your family, and your belongings safe and sound!

