

# Midvale Park Master Review Board

Volume 1, Issue 1

Summer 2005

## Annual Meeting Minutes

### Midvale Park Master Review Board

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

#### MINUTES OF THE ANNUAL MEETING OF THE MEMBERS May 11, 2005

The Annual Meeting of the Members of the Midvale Park Master Review Board (Association) was held on Wednesday, May 11, 2005, at 7:00 p.m. at the Desert Dove Church. Joseph O'Hagin, Cherie Hewitson and Eileen Sterlock represented Stratford Management. Business was conducted as follows:

#### I. Call to Order/Introductions

Mr. O'Hagin called the meeting to order at 7:02 p.m.

#### II. Opening Remarks

Mr. O'Hagin thanked the members of the Homeowners Liaison Committee (HLC) for their service during the past year; he also thanked the homeowners in attendance for getting involved in the Association. Mr. O'Hagin informed the Members that this meeting will be the last Annual Meeting under Developer control; at next year's Annual Meeting, the Members will appoint a Board of homeowners.

#### III. Approval of 2004 Annual Meeting Minutes

Mary Hathaway made a motion to approve the 2004 Annual Meeting minutes. Allen Gainey seconded this motion, which was unanimously passed.

#### IV. Financial Report – Joseph O'Hagin

Mr. O'Hagin reported that the Association had brought in \$100,000 in income over the expected amount, thanks to collection of assessments from commercial parcels and delinquent homeowners. Maintenance expenses were \$3,500 over budget, or 1% over-budget. Mr. O'Hagin reported that several other expenses were also under budget. Total expenses were \$1,800 under budget. With no further discussion, Mary Hathaway made a motion to approve the financial report as submitted. Janie Caldwell sec-

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#### Homeowners Liaison Committee (HLC)

We would like to thank the members of the Homeowners Liaison Committee for their continuing dedication and hard work:

- Janie Caldwell
- William Hathaway
- Mary Hathaway
- Doug Trudeau
- Robert Chambers
- Dave Danks
- Javier Dominguez

These homeowners volunteer their time to help serve the Midvale Park community.

*Reminder!* The HLC meeting takes place at **6:30 PM** on the **second Thursday** of every month at the **Desert Dove Church**, 6163 S. Midvale Park Road.

**All homeowners are welcome to attend.**

## Annual Meeting Minutes Continued....

### V. HLC Report – Doug Trudeau

Mr. Trudeau reported that the Committee is working towards the transition to homeowner control in 2006. The Committee is monitoring the Association's funds, doing an inventory of landscaping materials like sprinkler heads and irrigation timers, and replacing the grass in the common areas with gravel. The Committee is also working on having the common repainted and getting the commercial properties involved in the Association. Mr. Trudeau said that the HLC meets every second Thursday of the month, and welcomed all homeowners to attend. Mr. Trudeau also said that the Committee is trying to organize a mural contest for the children of Midvale Park, to decorate the monument. Through the efforts of the Association the City of Tucson installed two new streetlights at Oak Tree Drive and Midvale Park Road.

### VI. Open Discussion

Ms. Hewitson thanked the members of the Homeowners Liaison Committee for their hard work and dedication to the community. She encouraged all homeowners to attend the monthly meetings and get involved in the Association. Homeowners discussed the following topics:

- There are traffic controls issues on Headley and Midvale Park Road. Ms. Hewitson reported that Jose Ibarra's aid, Peter Rico, is checking with the department of transportation to see what can be done.
- The homeowners discussed various security and safety concerns, including the presence of drug houses and illegal aliens in the area. Javier Dominguez, a member of the HLC and a Border Control agent, spoke with the Members and advised them to call 88-CRIME to report suspicious activity. Mr. Dominguez stressed that homeowners must be diligent and call repeatedly, even if there is no immediate response. He also recommended that homeowners call the police to report any criminal activity, and said that the limited number of police officers on duty does deter officers from responding to non-emergency situations; however, a log of the calls is kept and repeated complaints are more likely to get a response.

### VII. Adjournment

As there was no further business at this time, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

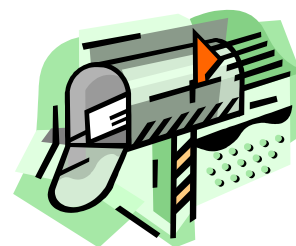
Eileen Sterlock  
Stratford Management

## Mail Theft

We have received complaints of mail theft from several residents.

Please call the police if you see anyone attempting to break into the mailboxes. This is a federal offense and can create havoc in your lives.

Arizona ranked first in the nation last year in identity theft complaints. Check your mailbox daily. If you are going away for an extended period of time make arrangements with the Post Office to hold your mail until your return date. Purchase a paper shredder and shred all correspondence. Even though this make take time away from your daily schedule it is worth it. There are criminals that make a living going through trash and using the information they find to steal your identity.



*Pick up your mail daily.*

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# Transition Committee Report



## Disputes With Your Neighbor?

Most people consider their home to be their sanctuary away from the chaos of the rest of the world. No one wants to come home to the aggravation and stress of a hostile relationship with the people living right next door. And you shouldn't have to put up with recurring nuisances, such as loud parties or barking dogs.

Small problems can become big ones if they are not dealt with promptly and properly. And it certainly won't help matters if a dispute between neighbors becomes an all-out feud before either party has stopped to think about the situation. So—what should you do?

- The easiest and most often overlooked step is just to talk to your neighbor. Speak directly to the person whose barking dog or loud music is causing you to lose sleep, *before* the problem (and your emotions) get out of hand.
- If that doesn't work, or if you are not comfortable talking to your neighbor, call or write to Stratford Management (795-6500), and provide the address where the problem is originating.
- If the problem is of a type that Stratford Management cannot address directly, you may be instructed to call the police. **Tucson Police has a NON-emergency line** that you can call to report loud noises, parking in a no-parking zone, or other situations that are NOT life-threatening. **In such cases please call 791-4444.**
- For concerns related to pets, such as loose dogs or excessive barking, you may want to call **Animal Care at 743-7550.**
- Our Town Family Center Community Mediation Program (323-7862) offers free two-hour sessions to help people resolve disputes with their neighbors..

## **MIDVALE PARK MASTER REVIEW BOARD**

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

### **Notice of Special Meeting**

Wednesday, October 12, 2005, @ 6:30 P.M.  
Desert Dove Christian Church  
6163 S. Midvale Park Road  
Tucson, AZ 85746

**To all Homeowners of the Midvale Park Homeowners Association:**

**Notice is hereby given that a Special Meeting of the Midvale Park Master Review Board will be held at 6:30 P.M., Wednesday, October 12, 2005, at the Desert Dove Christian Church.**

**The Special Meeting is being held to elect a Board of Directors from amongst the property owners of Midvale Park in order to facilitate a smooth transition from developer to homeowner control.**

**Prospective Board Members should note the following:**

- Board Members are not paid for their services or time.
- Board meetings will be conducted on a regular monthly basis.
- The Board is bound to uphold and enforce the CC&Rs.
- The Board represents the interests of the Association's homeowners.
- The Board can create and enforce rules and regulations to address the needs of the community according to the CC&Rs.

**If you are interested in running for the Board of Directors, a nomination form has been enclosed for your convenience. Please complete and return the form to the offices of Stratford Management no later than September 15, 2005.**

**If you cannot attend the special meeting, it is important that you complete the enclosed Absentee Ballot Form and return it to Stratford Management, P.O. Box 40790, Tucson, Arizona 85717 no later than October 10, 2005.**

*We encourage you to attend this meeting and cast a vote for representation of your interests as an individual homeowner and member of the community. Thank you for your participation.*

**If you should have any questions regarding the Special Meeting, or on any of the enclosed documents, please do not hesitate to contact Cherie Hewitson or Teresa Lopez of Stratford Management at 795-6500.**

Sincerely

Cherie Hewitson  
**Stratford Management**  
For the Midvale Park Master Review Board