



Midvale Park Homeowners Association

June 2009

Hand In Hand Cooperation

Your Board of Directors

- Robert Richter - President
- Javier Dominguez— Vice President
- Mary Hathaway— Treasurer
- Janie Caldwell— Secretary
- Robert Chambers— Director
- Wendy Lotito— Director
- Allen Gainey—

PUBLIC SAFETY FIRST

For those of you who were unable to attend the last Homeowners Association Board meeting, our guest speakers were from the Tucson Fire Fighters Association. They need to collect 1,400 signatures by July to get a petition on the November ballot that would add 300 police and fire fighters to the city of Tucson. For more information, please contact Anthony D'Onofrio at 520-904-8814. Thank you!

Monthly Board meetings are held the second Thursday of each month at 7 PM at the Tucson International School, 1625 W. Valencia Road. All are encouraged to attend.

The homeowners' association. The management company. How do these two entities function as a whole? Who makes decision and who carries those decisions out?

The homeowners' association board is the governing body of an association. One way to think of your community association is as a service organization that provides services to owners and residents. They provide community maintenance services such as publishing the newsletter and conducting monthly meetings. They provide governance services by fulfilling legal obligations, resolving disputes, enforcing the CC&Rs of the association and administering design review policies. They provide business services by operating and maintaining the common areas, competitively bidding maintenance work, investing reserve funds and developing long-range plans and collecting assessments.

In order to carry out these every day important functions, associations often hire a management company to

deliver these services fairly and effectively to protect and enhance the value of your homes—and the lender's interests in your homes. They also strive, through collective participation and mutual decision making, to preserve that intrinsic value called "quality of life" that is at the heart of the community association concept.

The management company performs the day-to-day operational tasks necessary to run the business of the association. The management team usually consists of a community manager, an administrative assistant, and an accountant, along with other personnel who work together to see that the daily operations are carried out to maintain consistency and fairness.

The management company has two primary responsibilities: to carry out policies set by the board and to manage the association's daily operations. While the manager works closely with the board, he or she is an advisor—not a member of the board.

Daily operations performed by the management company include, but are not limited to,

communications with homeowners, liaison for maintenance contracts, bid collection, legal activity oversight and liaison, and recommendations for long-term association needs. Monthly tours of the community are conducted for the purpose of spotting any noncompliances with the

deed restrictions, homeowners are contacted and corrections are made to keep their property in compliance.

The Management company is contractually and ethically bound to assist the board in interpreting the governing documents and to apprise the board of new laws pertaining to associations. The board works closely with the management team to establish the overall goals of the association and to ensure the successful operation of the association.



YOUR STRATFORD MANAGEMENT CONTACTS

At Stratford Management, your community is represented by a team of professionals who are committed to ensuring that Midvale Park is properly managed and that residents enjoy their membership in their non-profit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us at 795-6500!

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The Medians Are Coming!! The Medians Are Coming!!

This phrase keeps running through my mind like the Holiday Coke advertisements several years ago showing the convoy of decorated trucks going through different towns heralding the holidays.

The Board has received approval from the City of Tucson to install two medians on Midvale Park Road north of Drexel. These medians have been needed for quite a long time. Last year the Board of Directors received confirmation that the City of Tucson had no plans to install the medians due to budget constraints. The Board then decided that the Association would take on this project to create a more uniform appearance on Midvale Park Road. This is one way to protect and enhance the property values of the homes within the community.

The project should begin within the next month. There will be traffic control at this time, so please be patient during this period of construction.

