



March 2002

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Midvale Park Picnic: April 13

*It's almost time for the
Seventh Annual Midvale Park Picnic!*

We'll have free hamburgers, hot dogs, cake, and sodas, not to mention all kinds of games and activities, so plan to come on out and visit with your neighbors at this wonderful event!

Saturday, April 13

10 am to 4 pm

Oaktree Park, 5433 S. Oaktree Drive

- See the Tucson Police Helicopter land at the park!
- Fun, games and prizes for all ages!
- FREE food and sodas provided by local agencies and businesses!
- Youth Folklorico group to perform!
- Two jumping castles!
- Help celebrate Dee O'Hagin's birthday with one of her famous cakes!
- Equipment displays by Tucson Police, Tucson Fire, Sheriff's Department and many businesses and agencies!

See you there !!!



The Homeowners Liaison Committee (HLC) has once again joined forces with the Neighborhood Association to sponsor another great picnic.

We are expecting even more homeowners this year, so we are planning things on a grand scale.

It's an event you won't want to miss!

Heartfelt Thanks to Our Sponsors!

The Midvale Park Annual Picnic would not be possible without the generous donations made by the following parties:

The Midvale Park Master Review Board

has always been the picnic's most generous donor. Thank you!

Other generous financial contributors are:

Canoa Homes

Ellington Homes

New World Homes

The following local businesses donated the various picnic goodies:

The Manor at Midvale

The Golden Corral

Chuy's

Walgreens

Kentucky Fried Chicken

Le Cave's Bakery

MANY THANKS TO ALL !

Do you have a Question, a Suggestion, or a Concern about your community?

Please fill out the form on page 5 of this newsletter and return it to the Midvale Park Master Review Board.

Thank you!

Tips on Complying with the CC&Rs

The Midvale Park Master Review Board would like to thank homeowners who consistently work to maintain their property, as well as those who promptly respond to written reminders about the *Covenants, Conditions, and Restrictions (CC&Rs)* by addressing the appropriate issue. As we all know, these efforts benefit the entire neighborhood. You can avoid the dreaded letter by avoiding a noncompliance. The most common ones we see are:

- ◆ *Weeds in the front or side yard, courtstrip (the area between the sidewalk and the street), and river rock or riprap areas.*

- ◆ *Trees, bushes, or cacti that may be growing over the sidewalk.*
- ◆ *Vehicles parked on the sidewalk, in the yard, or in the courtstrip.*
- ◆ *Storage or play items left in view of the street and neighboring properties.*
- ◆ *Using foil, cardboard, blankets, or other unacceptable window coverings.*

It is important to note that failure to comply with the Association's CC&Rs may result in fines that may accumulate until the violation is corrected.

Thanks

To those homeowners who maintain their property in conformance with the CC&Rs and the ARC procedures.

We know this requires consistent work!—
And we all know that these efforts benefit the entire neighborhood.

And Tips on Submitting an ARC Form

The Association would also like to take this opportunity to respectfully remind you about the beneficial rules and regulations governing additions, improvements, or modifications to your home or landscaping. Midvale Park's *Covenants, Conditions, and Restrictions* state that homeowners must acquire approval from the Architectural Review Committee (ARC) before beginning work on any addition, modification, or improvement to their landscaping or to the exterior of their home. The CC&Rs ensure that the beauty and continuity of the community will be maintained, thereby protecting property values for all residents.

Please make use of the ARC form on page 3 of this newsletter.

When you submit an ARC form, please include detailed drawings of your plans and photos or paint chips, if appropriate. Kindly include copies of any permits that may be required for the project you are planning. Please also be aware that a particular improvement may require the written consent of your neighbor(s). After your submittal has been reviewed and a decision has been made, Stratford Management will inform you in writing.

The following list includes *some* examples of architectural changes that require approval.

However, this is not a complete list! If you have a question about a particular project, kindly call Stratford Management (795-6500) or check your CC&Rs. *Thank you for your cooperation!*

- ◆ Pools and spas
- ◆ Ramadas, lattices, gazebos, play sets, and any backyard structure that can be seen from the street or neighboring properties
- ◆ Cables and antennas attached to the home
- ◆ Front yard landscaping, including fountains, walls, flagstone, benches, new plantings, and so forth
- ◆ Patios and patio covers
- ◆ Driveway coatings
- ◆ Wall extensions
- ◆ Privacy screening/screens/security doors and windows
- ◆ Repainting home and trim
- ◆ Any modification requiring a permit

Again, we cannot emphasize enough the importance of contacting Stratford Management if you have any questions regarding the information provided above, especially with respect to the ARC process. If you need additional forms or information, just give Cherie a call (795-6500)!



For more information, call Stratford Management at 795-6500.

MIDVALE PARK MASTER REVIEW BOARD
P.O. BOX 40790
TUCSON, ARIZONA 85717
Phone: (520) 795-6500 Fax: (520) 795-6501

If you have any questions, please feel free to call the above-listed phone number.

ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM

Date _____

1. Owner's Name _____
 Lot #/ Subdivision _____
 Address _____
 Phone _____
2. Contractor's Name, Address, and Phone, (if applicable)

 License # _____
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. Requests will either be approved, denied, or returned for additional information promptly.

Committee action taken _____

Your Homeowners Liaison Committee (HLC)



We hope to have HLC members from each subdivision.

The Homeowners Liaison Committee (HLC) is a very important part of your Association. The Committee is made up entirely of homeowners and is a way in which homeowners can have a voice within the community. The HLC meets:

On the 2nd Thursday of every month at the Desert Dove Church, 7:00 pm.

The next few meeting dates are:

- *April 11*
- *May 9*
- *June 13*

It's a very active Committee, on which we hope to have a representative from each of Midvale's subdivisions.

The HLC plans many events during the year, and the meetings are interesting and informative. It's a good way to get to know your neighbors and also to serve your community at the same time.

If you are interested in joining the HLC, or just want to attend a meeting to see what it's like, just give Cherie a call at Stratford Management, 795-6500.

Restorative Justice

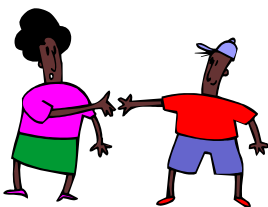
As mentioned in the previous newsletter, Amie Robles will be leaving her position as coordinator for the Restorative Justice Program (RJP) on March 31, 2002. She will be greatly missed, and the Association is in the process of finding a new RJP coordinator.

If you see Amie, be sure to take the time to thank her for all the time and effort she put into Restorative Justice to make it the success it is today. —Thanks, Amie!!

Polybutylene Pipes

Have you ever heard of polybutylene pipes?

If you have had or are now experiencing problems with the polybutylene pipes in your home, please call Joyce Bowyer at 573-0627. Ms Bowyer is a member of the Homeowners Liaison Committee and is seeking information from fellow Association members who have had problems with the pipes in their homes, for possible future resolution.



Be kind to all Midvalians!

Our Little Midvalians

Be a good neighbor!

We have received complaints from residents to the effect that some school children are throwing rocks, bullying other children awaiting the school bus, and removing decorations from surrounding homes in the neighborhood.

Please speak to your children about responsible behavior and respect for other children as well as for others' property.

For those homeowners who may be experiencing this problem, we recommend that you call the School's District Office and

request that the bus stop be moved to a location that will not interfere with homeowners in the area.

It has also been brought to our attention that many children are being allowed to play in the streets. Please encourage your little ones to play in your yard or their friends' yards or the park, where there is a measure of safety. Streets may be a tempting place to play—but not all motorists obey the speed limit. We never want to have to say the sad words, "If only..."!

Thanks from your neighbors on the HLC!

*Midvale Park Master Review Board
P.O. Box 40790
Tucson, AZ 85717*

*Phone: 520-795-6500
Fax: 520-795-6501*

Introducing: Cherie Hewitson

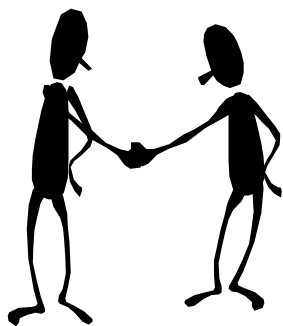
I would like to take this opportunity to introduce myself as your new representative at Stratford Management. Since I have worked with the Midvale Park Master Review Board (as a management assistant) for two years, I am familiar with your community and look forward to working more closely with you.

I encourage you to consider me as a resource if you have questions that need answers or problems that need solutions. Please feel free to get in touch with me if I can be of help to you—

- Phone 795-6500 (8 am to 5 pm, Monday through Friday), or
- Fax 795-6501, or
- Drop by the Stratford office at 3055 N. Campbell Avenue, Suite 113.

I look forward to meeting all of you at the Midvale Park Annual Picnic (Saturday, April 13) and at the Association's Annual Meeting in May.

Warm regards,
Cherie Hewitson
Project Manager, Stratford Management



I encourage you to consider me as a resource for the Midvale Park community.