

## Community Newsletter

March 2003

### Good Samaritan Award

Do you have a neighbor who is always helping the community? If you know of an unsung Good Samaritan, please call us at 795-6500. We'll include an article on their good deeds in an upcoming newsletter and they'll get an award!



Have you ever noticed that a tidy, well-maintained yard is contagious? The effort seems to spread throughout the entire neighborhood. Soon, other yards on the same street look much better. Unfortunately, the same can be true for homes with badly maintained and cluttered yards. Sometimes it only takes the apathy of one homeowner to turn an entire street into an eyesore. Be nice to your neighborhood!

### Inside this issue:

2002 Lighting Contest	2
Do You Rent Your Home?	2
Architectural Review	3
Getting Rid of Oil Stains	3
Thanks to HLC Members	3
Stratford Management	4

# Midvale Park Master Review Board

## Midvale Park Annual Picnic, March 22

7<sup>th</sup> ANNUAL MIDVALE PARK COMMUNITY PICNIC  
CELEBRATES LIFE—

We've chosen *A Celebration Of Life* as this year's theme for the 7<sup>th</sup> Annual Midvale Park Community Picnic. Mark your calendar for a celebration you won't want to miss.

**Saturday, March 22**

**11 am to 4 pm**

**Oaktree Park, 5433 S. Oaktree Drive**

- Our newest attraction: Tankless Dunk Tank
- Back by popular demand: Jumping Castles
- Ever-popular: Ronald McDonald at 2:45 pm
- Youth Folklorico Dancers
- Fire Station #18 Ladder & Heavy Rescue Trucks
- And much more! Games, Prizes and Entertainment ...

Again this year the Homeowners Liaison Committee (HLC) joins forces with the Neighborhood Association to sponsor this spectacular event.

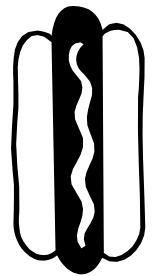
## Kudos to This Year's Sponsors



**HEARTFELT THANKS**

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

The Midvale Park Master Review Board  
Holsum Bakery  
Chuy's  
The Manor  
Ready Ice  
Kalil Bottling  
Golden Corral



Free Hotdogs,  
Hamburgers, Soft  
Drinks, Chips, Chili,  
Games, Prizes and  
Entertainment at  
the Annual Midvale  
Park Community  
Picnic.



Now that it's almost Easter, please do your neighbors a favor and take the time to remove any 2002 holiday lights and décor remaining outside your home.

---

*"The Association must have a copy of all lease agreements for its records."*

---



Tucson Police Officers can fine parents for the actions of their children.

## Holiday Lighting Contest 2002

There were lots of happy winners of the Midvale Park Holiday Lighting Contest for 2002. Each year the HLC sponsors the Holiday Lighting Contest. Fire Station #18 members volunteer their time and take great pride in their selection of houses with the most creative and spectacular lighting.

The grand prize of \$200 went to 6253 S. Logger Dr.

The following homes won \$25 for their creations:

1927 W. Cabernet  
5257 S. Newcastle Ct.  
1732 W. Greenleaf  
1643 W. Summer Dawn  
6150 Avenue du Printemps  
1617 W. Trendwood

1861 W. Oakleaf Dr.  
5465 S. Oakleaf Dr.  
1770 W. Arroyo Vista  
1622 W. Picton Arcade  
1721 W. Newhall  
5343 S. Wedgwood  
5685 S. Ballantry  
6071 S. Oyama  
4976 S. Oakmore  
1483 W. Flannery Pl.  
5794 S. Woodcrest  
6292 S. Beardsley  
5450 S. Stockwell  
5185 S. Foxtrot  
1527 W. Bloomfield Dr.

Congratulations to all of our winners! *We look forward to another great contest this year!*

## Important Information for Owners of Rental Homes

Are you the owner of a rental home? If you are, please be aware of the following "most common problems," and their respective solutions:

- ✓ The Association's governing documents are often not given to tenants. **If you rent your home, please give your tenant a copy of the Articles of Incorporation, Bylaws, CC&Rs, and Design Guidelines.**
- ✓ Owners do not always communicate with the Association when their home is rented. **The Association must have a copy of all lease agreements for its records.** This allows the Board and Stratford Management to communicate more effectively with the appropriate parties regarding neighborhood information, noncompliances, meeting schedules, and so forth.
- ✓ Owners do not always inform the Association if there is a rental or property management agency, which may be contacted in case of an emergency with their home. **Again, if you use a property manager for your home, please submit his or her information along with your lease agreement, so that the Association may keep accurate files and communicate with the correct person(s).**
- ✓ Homeowners do not always make sure that their tenants are well-informed about community services. **Make sure your tenants know about trash and recycling collection days, and so forth.**

On behalf of the Board, thank you for attending to these matters. If you have any questions, or if you need to submit information to the Association, please contact Cherie or Margarita at 795-6500.

## Friendly Reminder:

A common complaint is children's unruly behavior at *bus stops*. Please remember that you are legally responsible for your children's actions at bus stops and elsewhere.

## Architectural Review Process

We would like to take this opportunity to remind you of a few of the architectural guidelines that govern Midvale Park. These guidelines are designed to protect and increase your property values. Your cooperation with that process is greatly appreciated.

Please do not begin an improvement, modification, or any exterior change to your property without first submitting your plans to the Architectural Review Committee

(ARC) for review and approval. Also, note that the ARC has the authority to have a homeowner remove a renovation that is not compliant with the governing documents.

Please save yourself time and money by simply completing an architectural review form and awaiting approval before beginning a project. Call Cherie or Margarita at Stratford Management (795-6500) to receive an ARC form.

## Getting Rid of Oil Stains

Here are a few hints on how to lighten or remove those unsightly oil stains:

- Saturate the area with mineral spirits or paint thinner.
- Then cover the area with absorbent material such as cat litter or cornmeal; let this concoction stand overnight. Repeat if necessary.
- If this doesn't work, try some good old-fashioned elbow grease and a trisodium phosphate solution, or try bleaching the spot with laundry bleach.
- There are also commercial products, such as Goo-Gone, that are available at automotive centers or the grocery store.

As always—*Please exercise caution when using any chemicals.*



## Thank You, HLC Members!

The Master Review Board and Stratford Management thank the members of the Homeowners Liaison Committee (HLC) for their time, effort and sense of community pride. They work diligently to best represent the interests of all Midvale Park homeowners, and have contributed a combined total of hundreds of hours to this effort. Thanks to their dedication, community events such as the holiday lighting contest, hayrides, and the annual picnic are possible.

We wish to formally recognize each one of

them at this time:

- Janie Caldwell
- Steve Palmer
- Bill Hathaway
- Mary Hathaway
- Santos Alvarez
- Michelle Stribling

When you see one of your HLC representatives, please take a moment to thank them and to share your ideas regarding Midvale Park. We also encourage you to attend the monthly HLC meetings. Please call Stratford Management at 795-6500 for more information.



## Another Friendly Reminder:

Please don't forget to maintain your *court strip*. That's the area between the curb and sidewalk. If you have a *corner property*, the court strip that wraps around the front and side of your house is your responsibility to maintain. *At a cul-de-sac*, it's the responsibility of the two neighboring homes to maintain the court strip, with each homeowner maintaining his or her portion.



### Common Question About Paint Colors

We're often asked what colors are acceptable for exterior painting in Midvale Park homes.

The answer is: The CC&Rs do not specify colors.

The only requirement is that they be desert tones—this keeps all homes looking uniform.

Avoid pastels or whites when painting your outside walls or trim.

And—as with any exterior change—you will need to receive ARC approval *before* starting your painting project.



### Please Don't Speed

Please be conscious of your speed when traveling through neighborhoods, particularly near corners where other cars may be trying to turn onto the primary streets.

Feel free to note vehicles that are being driven imprudently, and, if possible, provide Stratford Management with the address of the owner.

We will be happy to send them a friendly reminder about their obligations to the community.

Or Current Resident

Community Newsletter  
Midvale Park  
Master Review Board  
P.O. Box 40790  
Tucson, AZ 85717  
Phone: 520-795-6500  
Fax: 520-795-6501

## And Finally ...

Stratford Management has recently hired a new Administrative Assistant. Her name is Margarita Zavala and her duties include helping Project Manager Cherie Hewitson with the Midvale Park and Hidden Oaks Homeowners Associations.

If you have any questions in English or Spanish please call, fax, write or drop by and see Margarita.

- Phone: 795-6500 (8 am to 5 pm Monday through Friday)
- Fax: 795-6501
- Write: P.O. Box 40790  
Tucson, AZ 85717
- Drop by the Stratford office:  
3055 N. Campbell Avenue,  
Suite 113.

## Por Último ...

Stratford Management recientemente ha empleado a una Asistente de Administración. Se llama Margarita Zavala y sus responsabilidades incluyen ayudar a la Directora de Proyectos, Cherie Hewitson, con las Asociaciones de Midvale Park y Hidden Oaks.

Si usted tiene preguntas en inglés o en español, por favor llame, mande un fax, escriba o visite a Margarita.

- Teléfono: 795-6500 (8 de la mañana hasta 5 de la tarde)
- Fax: 795-6501
- Dirección: P.O. Box 40790  
Tucson, AZ 85717
- Visite la oficina de Stratford:  
3055 N. Campbell Ave.,  
Suite 113.

