

# MIDVALE PARK HOMEOWNERS ASSOCIATION

MAY 2009

## Your Board of Directors

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## Board Meeting Information

Meetings are held the 2nd Thursday of every month at Tucson International Academy, 1625 W. Valencia Road #109 at 7 PM. This month's meeting (May 14th) includes guest speakers from the Tucson Firefighters Association who will speak about the "Public Safety" petition for the November ballot.

## MONSOONS WILL BE UPON US — WATCH THE WEEDS!

One of the priorities of a homeowners association is to make sure that the community looks its best, so that property values will continue to increase. Frequently this means addressing a subject that refuses to go away—namely, weeds and yard maintenance!

Weeds are just about the most dreaded subject of any community association. No matter how often you try to remove them from your yard, they keep coming back. And the hot days and warm nights make it especially difficult to keep up with the proliferation of weeds in the community.

Therefore, we are taking the opportunity to remind

residents to remove weeds on a regular basis from your front and side yards. Whether you prefer the latest herbicidal treatment or old-fashioned elbow grease, weeds are far easier to contend with if you can manage to stay one step ahead of them.

➤ If you are using a herbicide, early spring is the best time to begin pre-emergent spraying for summer weeds, before they begin to sprout. Pre-emergent herbicide must be applied early, since it is not effective once a seedling has fully sprouted. Post-emergent treatment (as the name suggests) is applied after the weeds are visible above ground. If you use post-emergent herbicides, please don't forget to remove the dead weeds.

➤ If you plan to leave town during any part of the summer, please make arrangements for someone to maintain your property during your absence.

➤ If you're weeding by hand, now is the perfect time to pull up those little green *desert brooms*, before they develop their tenacious taproots. Desert broom is one of Tucson's peskiest weeds, especially where allergies are concerned.

➤ And while you are busy pulling out the weeds, please take a few moments to remove dead plant material lying in your yard and to trim back bushes, which will promote new growth.

## DO YOU OWN RENTAL PROPERTIES?

Are you the owner of a rental? 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 provide 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 would appreciate 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, non-compliances, 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, so that the Association may keep accurate files and communicate with the correct person.**

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, please contact Stratford Management at 822-8041.