

Midvale Park Master Review Board

Community Newsletter



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
- Steve Palmer
- Robert Chambers
- Stefan Reid
- 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.

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Be a Part of the 2004 Holiday Lighting Contest!

We're all looking forward to the holiday season...the food, the parties with family and friends, and the **decorations!**

We will once again be having our annual **Holiday Lighting Contest**. This year **judging will take place on Thursday, December 16th**, and in order to take part in the contest, **you must submit your name, address, and phone number by December 9th**. Please notify us if you would like take part in the contest, so we can alert the judges to make a stop by your home on the 16th.

► **Submit your name, address, and phone number (by December 9) to:**

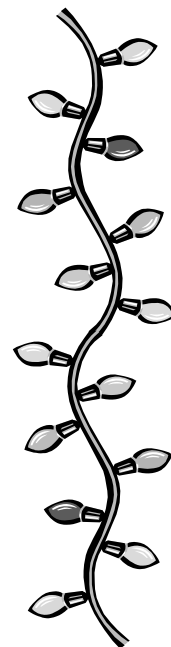
Midvale Park Master Review Board
PO Box 40790, Tucson, AZ 85717

Or: Email cherie@stratfordmanagement.org

Or: Fax # 795-6501

The Homeowners Liaison Committee will be doing the judging this year. **Only** those homes who have requested judging will be considered for the \$\$\$ prizes:
► **Grand Prize: \$200!** ► **First, Second, and Third Prizes: \$100 each!**

You may start putting up your holiday decorations on Thanksgiving weekend. Happy Decorating!



Transition to Homeowner Governance By Doug Trudeau, Transition Committee Member

December 31, 2005, is around the corner. That is when we as homeowners take on responsibility for the Homeowners Association that makes up our unique community. The Developer, acting as the Board of Directors, will then turn the governance over to us, the homeowners. This is an enormous undertaking, with responsibility to over 3,000 homeowners.

A Transition Committee of volunteers in our community is meeting monthly, along with representatives of Stratford Management who are giving us guidance in preparing for this responsibility. **You, too, can become a part of this!** As a member of the Transition Committee, I speak for all of us by inviting you and everyone in Midvale Park to attend these monthly meetings. Over the next year, this committee will be:

- Reviewing all CC&Rs (Covenants, Conditions and Restrictions) to ensure compliance.

- Reviewing all contracts with the Association to ensure that the homeowners' best interests are well represented.
- Reviewing financial obligations for upkeep, taxes, insurance, upgrades, replacement of outdated equipment, etc.
- Making recommendations on questions that affect our community as a whole, such as landscaping modifications, upkeep of walls, contract vendors, etc.

We encourage the involvement of as many Midvale Park homeowners as possible. One thing we are lacking is strong representation of Spanish-speaking homeowners.

Please join us every month to see what you can do to help keep our community vibrant and strong! For information on time and place, call Stratford Management at **795-6500**.

Keeping Home Values High

By Doug Trudeau, HLC Member



“If the street appeal is good, buyers will pay top dollar...”

Here are some ways you can improve street appeal and raise the value of your own home. ►

As a real estate agent I get to see many neighborhoods with both nice and not-so-nice homes. I also get to work with many buyers who are open about what they like and dislike about homes and neighborhoods.

As a homeowner in Midvale, I like to see our home values as high as possible. Here are a few hints for maximizing the value of your home and our neighborhood.

Street appeal makes the first impression—

- Buyers like clean streets, uncluttered weed-free yards, freshly painted homes, green plants, and nice landscapes. If the street appeal is good, buyers will pay top dollar for a home in a nice neighborhood.
- Buyers turn away from cluttered streets, cars parked in front yards, abandoned cars, dirty yards, untidy landscaping, weeds, and homes that need painting. If street appeal is poor, buyers will either bargain for bottom dollar or (usually) look elsewhere.

In neighborhoods that are clean, where homes are well cared for, I have seen property values increase as much as 2% a month in Tucson.

Example 1: A \$125,000 home selling in January would be worth \$140,000 in July.

Example 2: By contrast, in unkempt neighborhoods I have seen a \$125,000 home in January still worth \$125,000 in July.

Questions to think about—

- Is it worth \$15,000 to homeowners in the better neighborhood to keep up their homes and property?
- If you were a buyer, which neighborhood would you like to live in?

The average 3-bedroom, 2-bath, 1600-square-foot home in Midvale sells for \$129,000, while the exact same home in another neighborhood might sell for \$159,000. We can all help to raise our own property values to the higher numbers by keeping our yards neat and weed-free, parking our cars on the driveway (and not in the yard), and painting our houses when needed.

This fall, why not give some thought to what you could do to keep our community attractive and inviting to buyers? Put more money in your own pocket—by increasing street appeal in our neighborhood!

News from Palo Verde Landscape

We have received phone calls from some residents who have inquired about the landscape crew and why they haven't seen the crew along Midvale Park Road recently. We would like to share with you the following information, which we hope will answer these understandable questions.

From about May into the fall, the crew spends a lot of time along Midvale Park Road mowing the grass and trimming the trees and shrubs. In the winter months—while the grass is dormant and pruning is kept to a minimum to avoid frost damage—the crew spends the majority of their time cleaning out the many washes and drainageways throughout Midvale Park.

There are roughly two dozen drainage areas and washes that need to have weeds and debris removed from them. This process sometimes takes a week or more to complete for

each channel, depending upon its size. While we appreciate residents' concerns that they don't see the crew as much as they used to, please rest assured that the crew is still servicing the community—just in less visible areas.

Additionally, members of the HLC have formed an ad hoc landscape committee, which will tour Midvale Park with our Field Superintendent. In this manner, we hope to expand the collaborative relationship with your homeowner representatives.

If you have any questions concerning the services provided by Palo Verde Landscape, or if you would like to report an irrigation leak or broken tree limb, please call Cherie or Eileen at Stratford Management (795-6500). They will issue a work order for the landscape crew to address, and the completion of such tasks is monitored by Cherie during her regular inspections of the community. **Thanks!**



The landscapers are busy in Midvale Park—in locations (such as washes) that may not be very visible.