

Have a Lovely Summer!

Hidden Oaks at Midvale Park
Homeowners Association
Community Newsletter

Summer 2001

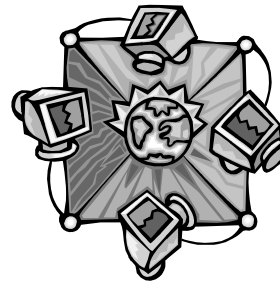
Hidden Oaks Community Newsletter

Log on to the Hidden Oaks Website

The Hidden Oaks Homeowners Association community website continues to provide information valuable to homeowners and residents of the Hidden Oaks neighborhood. If you have never logged on, or have not visited the site recently, please do so, at www.neighborhoodlink.com/Tucson/Hidden Oaks.

[neighborhoodlink.com/Tucson/Hidden Oaks](http://www.neighborhoodlink.com/Tucson/Hidden Oaks).

Homeowners are welcome to add information to the Association's website. If you would like to do so, please contact Laury or Cherie at Stratford Management, 795-6500, to discuss your submission.



Get connected, with the Hidden Oaks Homeowners Association website!

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Board Adopts New Policy for Delinquent Accounts

Are you one of those homeowners only slightly behind on your assessment payments? If so, now is your opportunity to get out of the red and into the black. Recently, the Board of Direc-

tors adopted a new policy toward delinquent assessment accounts. Homeowners with accounts that are overdue by 60 days or more will have their pool privileges revoked. That is, the owner's

pool key will be deleted from the system. So check your records, get your payments in, and help the Association meet its financial obligations!

Call Stratford Management with Association Questions



All of the Stratford employees working for the Hidden Oaks

Manager—are here to assist you. In cooperation with the Board of Directors, one of our goals is to ensure that the growth of the Hidden Oaks community protects your property value. Equally important to us is the goal of creating an atmosphere of ease and a sense of neighborhood spirit for all residents.

We believe that Hidden Oaks residents will experience that sense of ease if their con-

cerns are listened to and taken into account. The most direct way to communicate with us is by phone, at 795-6500. However, if you feel more comfortable contacting us in writing, please do so, at:

Stratford Management
P.O. Box 40790
Tucson, AZ 85717
Fax: (520) 795-6501

We will *always* take the time to respond to you.

Homeowners Association—Joseph O'Hagin, Area Manager; Laury Phelps, Project Manager; Margi Williams, Accountant; and Cherie Hewitson, Assistant Project

Homeowners:

- If you would like to report a recurring violation in your neighborhood, please call Cherie Hewitson at 795-6500.
- Read about the new Appeals and Fines Committee on page two.
- Remember that homeowners are welcome at all Meetings of the Board of Directors.

Submit your Plans for Modifications to your Home or Landscaping to the ARC

Architectural Review.

Please remember that before you begin work on any improvements or modifications to your home or landscaping, (including repainting your home or trim, or installing roof shingles) you must submit your plans to the Architectural Review Committee (ARC). Once you receive an approval notice from the ARC, you may commence work. Although this may seem like a time-consuming step, ensuring that your plans comply to the

Association's CC&Rs may ultimately save you time *and* money. Laury Phelps or Cherie Hewitson of Stratford Management are happy to walk you through the ARC Submittal process and answer any questions you may have.

Call Blue Stake before Digging!

For your safety, be sure to call Blue Stake at 1-800-782-5348 before digging anywhere on your property. Blue Stake will call your utility and cable companies free of charge and ask them to send represen-



Homeowners must receive ARC approval for any construction or landscape projects *before commencing work.*

tatives to the area to mark the areas you must avoid. This will prevent any damages or harm that could be caused by hitting a utility line.



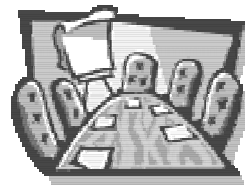
Appeals Committee Volunteers Needed

If you are looking for an opportunity to share your talents with the Association, now is your chance! Board Members are currently accepting volunteers for a new Committee that will hear appeals from homeowners who have received violation notices. Committee members will review the CC&Rs and make recommendations to the Board of Directors based on their findings. For more information, or to volunteer, please call Laury Phelps or Cherie Hewitson at Stratford Management, 795-6500.



Join the Board for a Meeting

Hidden Oaks Homeowners
Association Board of Directors
Bob Richter, President
David Shafer, Vice-President
Marie Roiland, Secretary/Treasurer



Homeowners are always welcome to attend the meetings of the Board of Directors. Meetings take place the 4th Monday of every month at 7:00 pm at Fire Station 18, on the corner of Oak-

tree and Drexel Roads. If you wish to add a particular issue to the Agenda for the next Board Meeting, or simply let us know that you will be attending, please call Laury or Cherie at Stratford Management, 795-6500.

A New Fine System Approved by the Hidden Oaks Board of Directors

One of the most important goals of your Association is the maintenance of your property value. A tidy and well-maintained neighborhood attracts buyers and renters, thereby ensuring that your property continues to be a lucrative investment. One of the ways in which the Association endeavors to reach this goal is by conducting monthly inspections and citing homeowners whose property prevents the neighborhood from looking its best, or does not follow the Design Guidelines that create the visually-pleasing uniformity of our homes.

After the inspections are conducted, the Association sends out *Violation* letters asking the homeowners to correct the violations at their homes. However, sometimes several letters are sent and the homeowner still does not address the situation. Therefore, your Board of Directors has adopted the fine system described below for violations of the CC&Rs. If you are one of those owners who maintains your property responsibly and conscientiously, you may feel relieved to know that there is indeed a system in place to track and fine repeated instances of violations. If you are an owner who

has received one of those letters lately, please correct the violation as soon as possible! Our goal is *not* the imposition of fines and penalties, but the creation of a beautiful neighborhood. Thank you!



By keeping your property in good condition, you protect its value *and* avoid fines!

Hidden Oaks Homeowners Association Fine System

First Instance of Violation. If a violation of the CC&Rs is noted at a particular property, a *Friendly Reminder* is sent to the homeowner describing the violation and asking the homeowner to correct it appropriately.

Second Instance of Violation. If the same CC&R violation persists for a period of one month, a *Second Notice* is sent to the homeowner. This letter asks the homeowner to correct the violation and states the penalties for failing to do so.

Third Instance of Violation. If the same CC&R violation persists a month later, a *Final Notice* is sent to the homeowner. This letter states the homeowner will be fined \$25.00 for each violation on

the property that is not corrected within a period of seven days. The letter also informs the homeowner that the fine will double each month, as long as the violation exists, until a total of \$200.00 is reached, at which time a lien will be placed on the property. Finally, the letter invites the homeowner to an *Appeals Hearing* so that he or she may express his or her point of view on the situation.

Continued Presence of the Violation. If the same violation exists seven days after the *Final Notice* is sent, *and* the homeowner fails to attend the *Appeals Hearing*, the homeowner is fined \$25.00 and loses pool privileges. (The Hidden Oaks CC&Rs state that homeowner privileges may be suspended by the Association for failure to

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correct violations or pay assessments in a timely manner.)

Correction of the Violation. Once the violation has been corrected, the homeowner’s pool privileges will be reinstated.



*Take pride in your property!
Maintain your home and landscaping to
protect its value and avoid costly fines and
annoying penalties.*





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Pool Key Reminder:

If you have not already picked up your new pool card key, please call Stratford Management, 795-6500, if you wish to do so. Remember, in order to receive the new key, you must be current in your assessment payments. Hold on to your old keys! They still open the pool restrooms. *Thank you!*

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Stratford Management
P.O. Box 40790
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