

Notice of the Annual Meeting of the Membership

The Annual Meeting of the membership will be taking place on **October 8, 2008**.

You will be receiving your official Annual meeting notice in September, but please plan on attending this important meeting. Four seats are up for re-election. If you are interested in serving on the Board of Directors there will be a nomination form included in the packet to be filled out and returned to Stratford Management so that your name will appear on the 2008 Ballot.

Committee Members Needed !



The Board of Directors is actively seeking volunteers to serve on the various committees of the Association. These committees include Landscape Committee, Architectural Review Committee, as well as a special Ad-Hoc Committee. The Ad-Hoc committee is working on the development of the empty parcel at the corner of Headley and Midvale Park Road into a community center that will benefit all the members of Association. If you are interested in serving on any of the committees listed above please contact Stratford Management at 822-8041. Your participation is welcomed!

Press Release

The City of Tucson Department of Neighborhood Resources and the Southern Arizona Chapter of Community Associations Institute (CAI) are pleased to announce a co-sponsored homeowner association seminar to be held on Saturday, September 13, 2008 from 9 am to 12 pm at the Sentinel Building, 320 N. Commerce Park Loop. The workshop, presented by association attorneys and community managers, will address Arizona laws governing condominium and homeowner associations and will include a break-out session for board members (CC&R enforcement) and for homeowners (addressing association grievances) and a Q & A session with the panel of speakers. City residents can register for the seminar by calling Becky at 520-791-4605 or registering online



at: <http://www.tucsonaz.gov> by Friday, September 5th. Registration is limited to 50 participants, so register early. A \$5 program fee will be collected at the door for materials and refreshments.

Notice of Meetings

The meetings of the Board of Directors are held on the second Thursday of each month. The meetings are held at 7:00 p.m. in the Education Room of the Desert Dove Christian Church, 6163 S. Midvale Park Road. All owners are welcomed to attend these meetings.



Midvale Park Master Review Board Summer 2008

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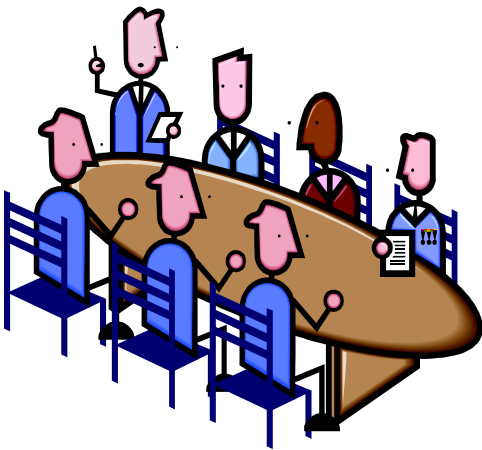
What is this thing called Fiduciary Duty?

From time to time you may hear that the Board of the Association operates in a fiduciary capacity for the homeowners. Or you may read about the Board's fiduciary responsibility in the governing documents. Just exactly what does this mean?

Fiduciary duty simply means the Board has an ethical and legal obligation to make decisions in the best interests of the entire Association. That's a small explanation for a very big responsibility.

Fiduciary duty includes a duty of loyalty to the Association, which means that Board members should never use their position to take advantage of the Association. They should never make decisions for the Association that benefit themselves at the expense of the Association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use. In short, the Board must act in the best interests of the Association and act reasonably.



Board members fulfill their fiduciary duty by:

- I. Developing and using a formal budgeting process
- II. Establishing and adhering to budgetary guidelines
- III. Making sure the budgeting process reflects the wishes of the association members
- IV. Promoting understanding and acceptance of the reserve accounts among the members
- V. Collecting sufficient fees to adequately operate the association
- VI. Soliciting bids and negotiating appropriate contracts
- VII. Authorizing expenditures

Your Board of Directors

Bob Richter – President

Diane Steen – Vice President

Mary Hathaway – Treasurer

Janie Caldwell – Secretary

Robert Chambers – Director

Wendy Lotito – Director

Allen Gainey – Director

Javier Dominguez – Director

Trash bins left out too long yield fine

Compiled by Angela Soto

Leaving recycling or garbage containers at the curb on non-service days is a violation of the city of Tucson code and can result in fees charged on your water bill.

Garbage bins can be left at the curbside the evening before trash pickup, but they must be removed after trash is collected.

Any container that is repeatedly left at the curb will be tagged and the resident fined.

Garbage and recycling containers must be at least 2 feet from each other and from any other obstacles, such as parked cars or mailboxes, to ensure service.

For the city's code enforcement brochures, go to www.tucsonaz.gov/dnr/CodeEnforcement/PropertyComplaints.html.

For more information about residential garbage and recycling, log on to www.tucsonaz/esd/Residential/residential.html





From My Desk

—Cherie Hewitson

"It was the best of times, it was the worst of times"

From A Tale of Two Cities by Charles Dickens

It was the best of times...

- ◆ The Board of Directors has been diligently working on acquiring the parcel of land at the corner of Midvale Park and Headley Road. This was accomplished several months ago. There are several ideas on how this parcel may be used to benefit the people within the community. An Ad-Hoc committee has now been formed to pursue this goal.
- ◆ I am sure you have noticed the overall improvement of the landscaping along Midvale Park Road. The Chair of the Landscape Committee, Wendy Lotito, has worked together with Stratford Management and Indigenous Solutions of Tucson to attain the well groomed appearance of the rights-of-way.
- ◆ The exterior walls of the Association have been painted, which resulted in an attractive uniform appearance throughout the community.

It was the worst of times.....

- ◆ We are bombarded daily by new reports telling us about the slump in the economy.
- ◆ Costs for maintenance of the Common Areas are increasing.
- ◆ As the economy slumps, the amount of delinquencies increase. As the delinquencies increase the Board must keep a tight rein on expenses.
- ◆ Every week I receive notices of Trustee Sales scheduled because some residents are unable to remain current with their mortgage payments and may lose their homes.

What is the point of this article?

Just as the points listed above... at a time when Midvale Park's common areas are looking their best thanks to the efforts of your Board of Directors and Landscape Committee; the amount of graffiti incidents and wall damages has increased. Please make an effort to beautify your immediate neighborhood by caring for your property. Everyone will benefit from your work. Who knows, you may inspire a neighbor to do the same!

Stop That Barking!

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into *why* your dog barks so much, or what it is trying to communicate.
- Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.
- Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.
- Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.
- Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.



ASSOCIATION MEMBER COMPLAINT DECLARATION

Per Arizona law (A.R.S. § 33-1242 and A.R.S. § 33-1803) any complaint lodged with the Association related to a violation will NOT remain anonymous. The person complaining of the alleged violation must provide his/her first and last name, the date(s) the violation occurred and was observed, and a detailed description of the violation. This information, along with the provision of the Community Documents that was violated, will be sent to the party who is accused of the violation.

Address of the property allegedly in violation of the Association’s Governing Documents:

Nature of the violation(s):

First and Last Name of person who observed the violation:

Date(s) the violation(s) were observed:

I have personal knowledge of the facts contained in this Declaration. I am competent to declare the facts contained in this Declaration. If requested, I agree to appear and testify in an adjudicatory proceeding to the facts contained in this Declaration. I further agree to appear and testify without being served with a subpoena.
Signature Date
Address
Phone Number or other contact information

Return completed form to: Midvale Park Master Review Board
C/o Stratford Management
P.O. Box 40790
Tucson, AZ 85717

Midvale Park

MASTER REVIEW BOARD

ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM

Post Office Box 40790 ~ Tucson, Arizona 85717 ~ Phone: 520-822-8041 ~ Fax: 520-822-8083

Online at www.stratfordmanagement.org

Owner's Name: _____ Lot # _____

Address: _____ Phone: _____

Description of Proposed Work, including materials and colors:

Attach an accurate drawing with your lot dimensions that shows the exact locations of the proposed improvements. If structure additions or anything tie into the roofline, attach an elevation of the proposed structure. Your lot was graded to drain away from your house in all directions. You assume full responsibility for proper drainage when landscaping has begun, changed, or added.

Contractors Names and Phones: _____

Licenses, if needed: _____

Estimated Start Date: _____ Estimated Completion Date: _____

You are responsible for obtaining a City of Tucson Building Permit (as applicable)

Acknowledgement of Property Owners who are adjacent or have a view of proposed work:

Name: _____ Lot #: _____ Date: _____

Name: _____ Lot #: _____ Date: _____

Name: _____ Lot #: _____ Date: _____

Name: _____ Lot #: _____ Date: _____

Note to Other Property Owners: Your signature does not constitute your approval. It indicates only that you are aware of the applicant's intention. If you have concerns with the proposed work, please notify the ARC in writing (via Stratford Management) within seven days of the date of your signature.

Owner's Signature: _____ Date: _____

.....
For ARC Use Only: Date Received: _____ Date Approved: _____ Date Disapproved: _____

Initials of ARC Members: _____

Conditions of Approval or Reasons for Disapproval:

Please be advised that the ARC has 30 days to review and approve/disapprove this submittal.

Cherie Hewitson, Community Manager
cherie@stratfordmanagement.org
ext. 1035

James Taylor, Administrative Assistant
jtaylor@stratfordmanagement.org
ext. 1023

Will Jecker, Accounting Help Desk
wjecker@stratfordmanagement.org
ext. 1025

Kristina Urbina, Accountant
kurbina@stratfordmanagement.org
ext. 1020

Joseph O'Hagin, Director of Management Services
josepho@stratfordmanagement.org
ext. 1017

Les Krambeal, General Manager
lkrambeal@stratfordmanagement.org
ext. 1012

Phone: 520-822-8041

Fax: 520-822-8083

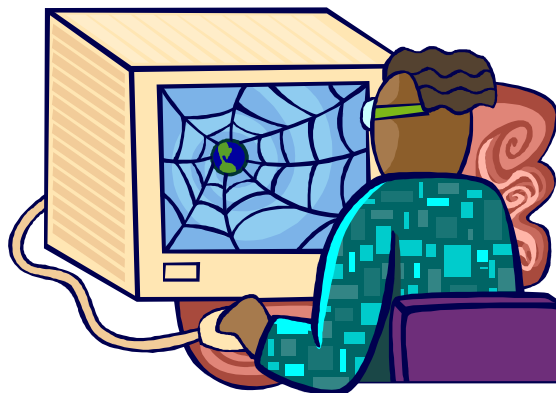
Mail: PO Box 40790 (85717)

Street: 1790 East River Road, #101— *Our office is located in The Cambric Center, SW corner of River and Campbell.*

Your Stratford Management Contacts

At Stratford Management, your community is represented by a team of professionals who are committed to ensuring that Midvale Park is properly managed and that residents enjoy their membership in their nonprofit corporation. If we can be of any assistance to you, please do not hesitate to get in touch with us at 822-8041!

We're On the Web !!
www.midvaleparkonline.com



Midvale Park Master Review Board

P O Box 40790

Tucson, AZ 85717