



Midvale Park Master Review Board

COMMUNITY NEWSLETTER

JANUARY
2002
EDITION

USER-FRIENDLY CC&RS NOW AVAILABLE

—Laury Phelps, Project Manager

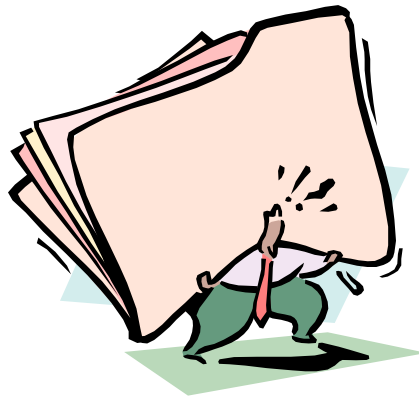
The CC&Rs—otherwise known as the Covenants, Conditions, and Restrictions—are a vital link between you and your homeowners association, or Master Review Board. The CC&Rs are deed restrictions governing the community. When you bought your home, this was one of the multitude of papers you signed.

The CC&Rs are especially important because they help preserve the aesthetic appeal of the community. In this way, they help you maintain the value of your home in Midvale Park.

Until recently the Midvale Park CC&R document had a bulky collection of eleven amendments added onto it. As of now those eleven amendments have been combined into one single easy-to-read document.

The revised (more user-friendly) CC&Rs also have some new additions to the “User Restrictions” section, which are well worth reviewing.

We hope you will pick up a copy of Midvale Park’s newly restated CC&Rs, so you can check out the changes for yourself.



**Pick up your copy
at Stratford Management—
3055 N. Campbell Avenue,
Suite 113
(just south of Ft. Lowell Road)
8 am–5 pm, M–F**

**For more information call
Stratford Management
at 795-6500**

LANDSCAPING TO APPEAR IN MEDIANS!

Many homeowners have called our office to talk about the lack of landscaping on the two medians on Midvale Park Road, just north of Valencia.

These two medians are the responsibility of WalMart, who has recently agreed to improve their appearance. WalMart has hired landscape contractors who will repair the irrigation system in the medians, install decorative rock, and plant desert spoons and hesperaloes.

*So be sure
to watch for
a new look
in the medians
in the near future!*



LIGHTING CONTEST – A GREAT SUCCESS !



The Midvale Park Holiday Lighting Contest for 2000 was a great success! As always, participation was great and the judging was difficult.

Each year, the Homeowners Liaison Committee (HLC) sponsors the Holiday Lighting Contest. The members of the HLC contact local businesses for donations to be awarded as prizes for the best lights, and Fire Station 18 judges the lights for us each year. Fire Station 18 Members volunteer their time and take great pride in their selection of the houses with the most creative and spectacular lighting.

Congratulations to the overall winner for Midvale Park: the owner of **1822 West Newhall**. This homeowner won an Enviscape vase from Walgreen's.

Second prize, which was a Lionel Train

alarm clock, went to the homeowner at *1531 West Waterford*.

The following homes were also winners. Prizes were Wal-Mart gift certificates:

<i>1721 West Newhall</i>	<i>5920 South Stelzer</i>
<i>1927 West Cabernet</i>	<i>1638 West Gaffer</i>
<i>6268 Sarah Elizabeth</i>	<i>1732 W. Greenleaf</i>
<i>5928 South Woodcrest</i>	<i>6292 S. Beardslee</i>
<i>6150 Avenue du Printemps</i>	<i>6266 South Logger</i>

Congratulations to all of our winners, and thanks to all homeowners who decorated their homes this season. The community looked wonderful!

We also thank Wal-Mart and Walgreen's for their generous donations.

We look forward to another exciting contest in 2002!

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COMMUNITY REMINDERS

Protect the safety of our kids!

Please don't park on the sidewalk—If you do, then the kids have to ride their bikes into the street to get around your car. To avoid this hazard, also make sure any long trucks or cars parked in your driveway do not hang over the sidewalk.



Thanks—from all of us!

Grass or crushed rock??

If you have a yard area that needs to be covered, our recommendation is to use decorative rock rather than grass. Our reasons?—

- Crushed rock requires little maintenance.
- Grass can be expensive to maintain because of all the watering it needs.
- If grass is allowed to die, it becomes a neighborhood eyesore.
- You don't have to mow the crushed rock!

LANDSCAPING PLANS FOR EARLY 2002

Palo Verde Landscape and Maintenance (PVL&M) has provided us with their plans for landscaping in your neighborhood over the next three months.

- Around the monuments at Drexel and Midvale, we have recently replaced the grass with an attractive rock cover.
- The common-area lawns are dormant for the winter.
- To take advantage of the lull in lawncare, we are cleaning the large vacant lots and wash areas.
- We will be doing pre-emergent weed control in conjunction with the winter rains.
- February will be tree-pruning month.
- March is the month for spring fertilizing.

It is our pleasure to be working with your

Association, and we hope that you will not hesitate to contact us (795-3222) or Stratford Management (795-6500) if you ever have questions concerning the maintenance of your community.

Additionally, if you find that you are having difficulty staying ahead of Tucson's stubborn and fast-growing weeds, give us a call, and we'll be happy to provide you with an estimate for weed removal and spraying services.

—Thank you!



RESTORATIVE JUSTICE – ANOTHER SUCCESS STORY!

The Restorative Justice Program (RJP) is an important part of Midvale Park. The RJP has been so successful in recent years that it has now become a model for other communities. The RJP works with the Pima County Juvenile Justice System to help troubled youths who are first-time minor offenders. The youths who enter this program must first admit to their offense and then agree to apologize by performing community service through the RJP.

Amie Robles has been the coordinator for the RJP for the past two years and has



done an outstanding job. Her dedication and caring attitude have made her a very successful coordinator.

Amie will not be renewing her position as coordinator this year, so we need another civic-minded resident to step forward! *If you are interested in being the RJP coordinator for 2002*, please contact Stratford Management at 795-6500.

*Many thanks from
the Master Review Board.*

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**Midvale Park Master Review Board
P.O. Box 40790
Tucson, AZ 85717**

HLC NEIGHBORHOOD CHATS

*WHEN: First Thursday of
each month*

*WHERE: Desert Dove
Church,
6163 S. Midvale
Park Road*

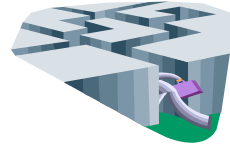
TIME: 7:00 pm



*All homeowners are invited
to attend!*

YOUR HOMEOWNERS LIAISON COMMITTEE (HLC)

Belonging to a Homeowners Association can be confusing. What does it mean? What is it for? How are my assessments used? What is the Master Review Board? What are the CC&Rs? How can I find my way through this maze?



The Homeowners Liaison Committee is dedicated to helping homeowners to get answers to these questions and to learn more about their Association. The HLC is made up entirely of homeowners from Midvale Park. It is a group of your peers who are interested in the well-being of your community.

We encourage you to attend the monthly HLC Neighborhood Chats (see box at left), which are the perfect opportunity to participate in your Association. Call Stratford Management at 795-6500 for further information.