

# Midvale Park Master Review Board



## From the desk of...

—by Cherie Hewitson, Stratford Management

### Regarding confusion about the Master Association and the Subassociations:

Unless you live in one of the three Subassociations within Midvale Park, you may not even be aware of their existence. Members of Midvale Park who belong to a Subassociation are bound by its own set of governing documents. A Subassociation has its own Board of Directors, Annual Meeting, and assessments to pay, in addition to the assessments paid to the Master Review Board.

These additional assessments help pay for the maintenance of the private pools enjoyed by the Subassociations' members and guests; they are not open to the Midvale Park community at large. If you have any questions regarding the Master Review Board, or if you are uncertain as to whether you live in a Subassociation, please feel free to call me or my assistant, Teresa Rascon, at Midvale Park's designated phone number (822-8041).

## Graffiti abatement: A call to action

It seems as though the graffiti vandals are busier than usual. They are now tagging houses as well as mailboxes. When you see a mailbox that has been defaced, please call the San Xavier Mission branch of the post office (800-275-8777). They will send someone out to repaint the vandalized box.

If you see someone painting graffiti on walls or anywhere else, please immediately call the police. ***Do not take this lightly.*** Graffiti is not a childhood prank; it is a crime that is costly to the Association—which means that it is costly to ***you.*** The Board works hard to keep the Association's expenses down and to not increase the assessments. These goals are increasingly difficult to achieve when supplies have to be continually purchased to paint over the graffiti.

Each and every resident of Midvale Park can help our neighborhood to be a beautiful and safe place to live. Please do your part by painting over any graffiti on your property as soon as it appears and by reporting illegal behavior to the police department. ***Thank you very much.***

## Open Board of Directors Meetings

The Board of Directors of the Midvale Park Master Review Board invites all members to attend their monthly open meetings. **Meetings are held on the second Thursday of each month at 7 P.M.** Lowe's Home Improvement on Valencia Road has been allowing us to use their training room for meetings; however, we do have to check monthly to see if the room is available. Please call Cherie or Teresa at 822-8041, to confirm the meeting place.



## Midvale Park Bylaws amended

Please keep this newsletter in your personal records noting that, at their May 11th meeting, the Board of Directors amended the Midvale Park Master Review Board Bylaws to reflect the following—

### **Article 3, Section 4. Election and Term of Office. Revised amendment reads:**

*The initial Board of Directors shall designate amongst themselves one member to serve an initial term of one year, three members to serve an initial term of two years, and three members to serve an initial term of three years.*

### **Article 6, Section 1. Amendment. Revised amendment reads:**

*These Bylaws may be amended or altered at a duly constituted meeting of the Board of Directors upon a vote of at least 75% of the Directors present at such meeting.*

### **Article 7, Section 2. Annual Meeting of Members. Revised amendment reads:**

*An Annual Meeting of the Members shall be held on the second Wednesday in October of each year commencing with the year 2006, or as determined by the Board of Directors.*



### **Your 2006-2007 Board of Directors**

We wish to thank the following individuals, who donate their time and talent for the betterment of Midvale Park:

- Doug Trudeau**, President
- Javier Dominguez**, V.P.
- Mary Hathaway**, Treasurer
- Janie Caldwell**, Secretary
- Bob Richter**, Director
- Robert Chambers**, Director
- Wendy Lotito**, Director

As noted on the front page, your attendance at the monthly Board meetings is encouraged. We welcome you to join us, to witness how business is conducted on your behalf. **Meetings are held on the second Thursday of each month at 7 P.M.** Please call Cherie or Teresa at 822-8041, to confirm the location.

We hope to see you there!

## A couple of road-wise reminders...

### **Is a neighbor's vehicle blocking your driveway?**

We have received complaints concerning residents' vehicles blocking their neighbors' driveways, or parking vehicles in front of neighbors' homes in such a way that trash receptacles cannot be picked up on trash day.

**These are police issues.** Since the streets within Midvale Park belong to the City of Tucson, the City will not act on complaints submitted by the management company about neighbor issues—they must hear from the affected residents.

### **Roadwork—drive carefully!**

Surely most folks have noticed that the Midvale Park Road rights-of-way are in the process of being beautified. Your Board of Directors has worked hard to bring this water conservation project to fruition, and the project is now well underway. When driving in the project area, please drive with care and keep a courteous distance away from the crew. Please also watch your speed—for the safety of the workers as well as your neighbors, now and in the future.

*Thank you!*

## A quick note about painting your home

I couldn't help but notice during a recent inspection tour that many homes have been repainted, some without prior ARC approval.

If you are planning to paint your home, please submit an ARC form **before** you start your project. Otherwise, you may receive a "friendly reminder" notifying you that the new paint on your home is not a compliant color. If this happens you may be required to submit an ARC form with a new paint scheme **and** repaint your home.

Save yourself the stress and cost of having to correct a mistake by taking a little time to fill out an ARC form, submit paint chips of the colors you wish to use, and wait for approval. For your convenience, an ARC form is included with this newsletter (next page).

Thank you!

*Cherie Hewitson*

Community Manager  
Stratford Management



# Midvale Park Master Review Board

## Architectural Review Submittal Form

P.O. Box 40790 Tucson, AZ 85717 Phone: 520.822-8041 Fax: 520.822-8083

Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

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: \_\_\_\_\_

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**FOR ARC USE ONLY**

Date Received: \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Disapproved: \_\_\_\_\_

Initials of ARC Members: \_\_\_\_\_

Conditions of Approval or Reasons for Disapproval: \_\_\_\_\_  
\_\_\_\_\_

Midvale Park Master Review Board  
c/o Stratford Management  
Post Office Box 40790  
Tucson, Arizona 85717



## 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!

- **Cherie Hewitson**, Community Manager ext.1035  
*cherie@stratfordmanagement.org*
- **Teresa Rascon**, Administrative Assistant ext. 1023 *Se habla español.*  
*teresar@stratfordmanagement.org*
- **Carlos Zapata**, Accountant ext.1020 *Se habla español.*  
*carlosz@stratfordmanagement.org*
- **Joseph O'Hagin**, Director of HOA Services ext.1017  
*josepho@stratfordmanagement.org*
- **Les Krambeal**, General Manager ext. 1012  
*lkrambeal@stratfordmanagement.org*

**Midvale Park's designated phone:** 520-822-8041

**Midvale Park's designated fax:** 520-822-8083

**Web:** [www.stratfordmanagement.org](http://www.stratfordmanagement.org)

**Mail:** P.O. Box 31057, Tucson, AZ 85751-1057 (Please mail assessment checks here.)

**Street:** 1790 East River Road, #101, Tucson, AZ 85718

## Inside this issue:

From the desk of...	1
Graffiti abatement: A call to action	1
Open Board of Directors Meetings	1
Midvale Park Bylaws amended	2
A couple of road-wise reminders...	2
A quick note about painting your home	2
Your 2006-2007 Board of Directors	2
ARC Submittal Form	3

