

March 2009

Midvale Park Homeowners Association



Board Projects

For the past year the Board of Directors has been working on the installation of medians on Midvale Park Road north of Drexel Road.

A civil engineer was hired and the plans have been submitted to the City of Tucson for review and approval.

Bids are now being solicited from license and bonded contractors specializing in this type of work. Hopefully by the beginning of summer the main road of Midvale Park will have a uniform look with new medians similar to those already in place.

You may have noticed Midvale Park Road with its' recent landscaping change and

new plantings . The area looks beautiful thanks to the ongoing efforts of Wendy Lotito , the Chair of the Landscape Committee , and Janie Caldwell the Beautification Director. Janie works diligently at keeping the common walls free from graffiti.

The Board has appointed a Community Center Committee headed by Doug Trudeau . The purpose of this committee is to work toward the construction of a Community Center on the empty lot at Midvale Park Road and Headley Road. The Committee applied for a grant that would provide for the community playground

equipment to be placed on the parcel which is centrally located in Midvale Park.

Unfortunately, another community was chosen. Christina Cruz, President of the Neighborhood Association, was instrumental in finding and applying for this grant. Thank you so much Christina for your hard work on that project! We are not discouraged and the committee continues to look into various grants that would help develop this parcel of land.



Spring Is Coming!!

Monthly Meeting of the Board of Directors

Meetings of the Board of Directors are held on the second Thursday of every month at 6:30 P.M., at the Tucson International Academy, 1625 W. Valencia Rd. #109, Tucson, AZ 85746.

Hope to see you there!

Midvale Park HOA Board of Directors

Bob Richter – President

Javier Dominguez – Vice President

Mary Hathaway – Treasurer

Janie Caldwell – Secretary

Robert Chambers – Director

Wendy Lotito – Director

Allen Gainey – Director



Midvale Park 2009 Assessments

You may have noticed that the assessments were not increased this year.

One of the duties of the Board is to manage the funds of the Association and pay the bills that are necessary for the upkeep of the

areas within the Community. At the same time, the Board is sensitive to the plight of many homeowners during this recession so they did not increase the assessments this year.

A main expense that faces

the Association every year is repairing the common walls.

Help cut the cost of this expense by calling 911 and report any vandalism you witness. Otherwise, your assessments pay for the repairs.

Q & A about the Homeowners Association

Q: How does my Homeowners Association benefit me as a homeowner?

A: Studies within the real estate industry have shown that property values appreciate at a higher rate in communities where a homeowners association exists. The primary goal of your Association is to represent your interests in maintaining property value.

Q: What gives the Association the authority to collect assessments and enforce rules?

A: Your Association's legal documents—the Articles of Incorporation, Bylaws, and CC&Rs—address use restrictions and the obligation to pay assessments. These are legally binding documents, and the Association is obligated to take the necessary steps to make sure that Midvale Park is maintained to the standards outlined in your deed restrictions.

We encourage you to review your Association documents and direct any questions to your representatives at Stratford Management (795-6500).



Pictures to Share

Most of us have pictures we love to share with our friends. This is an opportunity to share it with your neighbors through this publication.

If you are a beginner or experienced photographer, or someone who would just like to share your pictures, please email them to:

cherie@stratfordmanagement.org.

You may see them here on this web site for all to enjoy.

“A picture speaks a thousand words”



What to do about frost-damaged plants

After the freezing temperatures Tucson experienced in December, January, and February, some of the plants in your yard probably look as if they are dead or dying, and some may look like they just need some major pruning.

Resist the urge to trim! Experts say that the dried, withered, shriveled, dead-looking leaves and branches will actually protect your plants from further damage. Since there is still a threat of frost, you should hold off on yard work until you see new shoots coming out—or better yet, wait until April.

Springtime pruning of these branches will encourage abundant new growth. But if you prune prematurely, your efforts may leave your plants vulnerable to further damage from a late frost.

Even though your plants may look dead, they will probably still make a comeback in the spring, so continue to water them. And if there's another frost warning, take time to cover your plants to protect them from further frost damage.