

Midvale Park Master Review Board



- Announcing your new Board of Directors...

On October 12, 2005 the following people were elected to serve on the Board of Directors for Midvale Park Master Review Board (Association) beginning January 1, 2006: *Janie Caldwell, Javier Dominguez, Mary Hathaway, Ernesto Ortega, Robert Richter, Leonel Romero, and Doug Trudeau.*

The majority of these people have served on the Homeowners Liaison Committee for the past several years, and they have become familiar with the administrative obligations of the Association, which is in fact a non-profit corporation. The Board of Directors is charged with representing all property owners in Midvale Park. This is a great responsibility, and all of our new Directors are capable of fulfilling it.

Although the following was published in a previous newsletter, with the election of a homeowner-controlled Board of Directors it is worth republishing.

What is the difference between the Neighborhood

Association and the Midvale Park Master Review Board?

We have received many calls from residents who do not understand the difference between the Master Review Board and the Neighborhood Association. This confusion at times has had some serious consequences.

By way of example, a merchant new to our Association made a presentation of the project's site plans to what he felt was the governing association of Midvale Park. When the Master Review Board contacted the architect to inform him that an architectural approval from the Master Review Board was necessary, he was quite surprised and stated he had in fact already presented this to the Association. We then had to explain that the Master Review Board is the legal governing association of Midvale Park.

The Neighborhood Association is made up of homeowners interested in promoting community activities and

neighborhood harmony. **The Neighborhood Association's president, Mr. Joseph Miller,** is trying to do much for the community. He is working hard to promote community activities such as the Annual Picnic. So when you see him, please thank him for the work he has done for Midvale Park! Or, if you wish to volunteer for various community activities, you're encouraged to contact the Neighborhood Association.

However, please remember that they do not have the authority to approve architectural changes to a home, nor can they determine or waive the assessments. The Master Review Board handles the business of the Association, and its Board of Directors makes such decisions on behalf of the Association. If you have questions regarding the governing documents, assessments, or violation issues, contact **Cherie Hewitson, Project Manager** for the Midvale Park Master Review Board, at 795-6500. *Thanks!*

Holiday Lighting Contest—Let there be lights!

We're all looking forward to the holiday season...the food, the parties, our family and friends, and of course the decorations!

We will once again be having our annual holiday lighting contest. This year **judging will take place on December 16th**, and in order to take part in the contest **you must submit your name, address, and phone number by December 9th**. The Homeowners Liaison Committee will be doing the judging this year.

Please notify Stratford Management if you would like take part in the contest, so we can alert the judges to make a stop by your home on the 16th. Only those homeowners who have requested judging will be considered for the prizes!

You may start hanging your holiday decorations on Thanksgiving weekend.

Happy Decorating!

Housekeeping items...

REPORTING SUSPICIOUS ACTIVITY

The Association receives several calls a week from residents reporting suspicious activity in their neighborhood. Unfortunately we are unable to assist them. **This type of problem needs to be reported to and handled by the Police Department,** and the calls need to come from the homeowners.

Although it may not appear that the police are acting on the information you provide, a log is created to document calls about the address and disturbance you report. This information will assist the police in their future investigations, should the problem persist.

GARAGE SALES

Are you aware that if you have more than four garage sales a year, it is considered a

business and this is a violation of the CC&Rs? Please be considerate and limit this type of sale to once or twice a year. The traffic on your street increases dramatically during a garage sale, and this could pose a problem for your neighbors who also need access to the street.

Also, please be aware that **signs advertising garage sales are not allowed on the medians or common areas.**

DUMPSTER ON HEADLEY & M.V.P.

You can't help but notice the dumpster located on the vacant lot at the corner of Headley and Midvale Park Drive. When it was first placed there for use by the landscape company contracted by the Association, it was enclosed by a chain link fence with a green tarp.

Within a week the tarp was stolen, the gate was partially knocked down, and people

began using it for their personal debris.

We have had the fence uprighted and a new tarp installed. It appears that now someone is remodeling their home and using the dumpster again for construction debris. **The extra weight and extra pick-ups by Waste Management are costing the Association.**

Expenses like these that are unplanned for in the budget could result in an increase in the assessments that all residents pay.

Please help minimize the Association's expenses by using the dump on Los Reales Road, or the waste transfer station at Ajo Way and Valencia Road.

Thank you!



Have a happy— and safe— holiday season!

As the holiday season rapidly approaches, it's wise to take certain precautions to help keep your days merry and bright. Here are a few suggestions—

Safeguarding Your Home

1. Turn on lights and a radio or TV so that it appears that someone is home.
2. Don't display gifts where they can be seen from outside.
3. Properly dispose of boxes from audio equipment, TVs, VCRs, etc., by cutting them up and recycling them.
4. Don't advertise to a thief by simply placing the boxes at the curb.
5. If you have a holiday tree, turn off the tree lights when you are away from your home. Check your tree often for excessive dryness.
6. Don't forget to note the serial numbers of your gifts and store the numbers in a safe place.

Practicing these common-sense tips will help keep you, your family, and your belongings safe and sound!

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!

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