

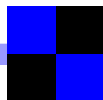
LEVEL 3 REQUIREMENTS

The final level required to become a fully certified Tri-Star Community.

- Maintenance Supervisor is required to complete the online training program
- Meeting the requirements of CPTED (Crime Prevention Through Environmental Design) security and lighting standards

LEVEL 3 BENEFITS

- Property will be listed on the Mesa Police Department's Web site as a Level 3 participant
- Tri-Star Level 3 Certificate
- Usage of Tri-Star signs on property (optional purchase by property)



COSTS OF CRIMINAL ACTIVITY

When criminals operate out of a rental property, neighborhoods suffer and landlords pay the price. That price may include:

- Decline in property value
- Property damage from neglect or abuse
- Increase risk of civil liability
- Added fear of respectable tenants
- Valued tenants move due to crime
- Loss of rental income due to eviction or property repair

BENEFITS TO LANDLORDS

- Improved property values
- A stable tenant base
- Improved property reputation
- Lower maintenance costs
- More secure rental units
- Safer exterior environment
- Reduced premise liability

For more information, contact the
Crime Prevention Office at:
(480) 644.2300

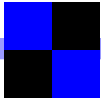
Or visit us on the web at:
[www.mesaaz.gov/residents/police/
divisions/tristar-program](http://www.mesaaz.gov/residents/police/divisions/tristar-program)



Community Living
in a Safer Environment



 **BE A STAR IN YOUR COMMUNITY!**
JOIN TODAY!



The Mesa Tri-Star Program is a partnership between the Mesa Police Department, property managers/owners or landlords, and residents working together in a cooperative effort to foster a safer community in rental properties.

The police are a part of the community and have a vital interest in the well being of the residents, but they cannot be totally effective without the involvement of property managers and residents.

The Mesa Tri-Star Program is designed to help residents, owners and managers of rental property keep drugs and other illegal activity off their property.

By taking proactive steps to abate crime, you enhance the quality of life for tenants; making for a safer and more pleasant environment to live, work and raise families.

Participating in the Mesa Tri-Star Program does not imply there is no crime on the property; it means properties are taking steps to deter crime and have consequences when tenants are involved in illegal activity in and around the property.

HOW THE PROGRAM WORKS

The program utilizes a unique tiered approach to crime prevention designed specifically to the rental community.

LEVEL 1 REQUIREMENTS

The first level is a multi-faceted approach that offers on-line community manager training. This course will cover requirements of the program, tools to combat illegal activity on the property, crime prevention and much more. The manager certification will be good for a period of three years.

The second part of Level 1 is to implement steps to deter illegal activity by utilizing the following required tools:

- Partnership Agreement
- Crime Free Lease Addendum or equivalent
- Trespass Enforcement Program

LEVEL 1 BENEFITS

- Managers Certificate of Achievement for completing the online training
- Tri-Star Level 1 certificate
- Community will be listed on the Mesa Police Department's Web site as a Level 1 participant
- Mesa Tri-Star Program logo

LEVEL 2 REQUIREMENTS

- The community must meet the landscaping requirements of CPTED
- A method of communication must be established with the community residents either by e-mail, newsletter, flyer or Web site on a quarterly basis

LEVEL 2 BENEFITS

- Tri-Star Level 2 certificate
- Preliminary CPTED evaluation to identify landscape, lighting or security issues
- Community will be listed on the Mesa Police Department's Web site as a Level 2 participant
- Police "Calls for Service" through an automated process sent to the community manager by e-mail daily. Keeps you informed about police response.

