

ARCADIA CENTRAL

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ACMNA Newsletter

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ACMNA BOARD MEETINGS

The Association Board of Directors meet at 5:30 PM on the first Thursday of the month (Except August) at Prince of Peace, Room 14.

These meetings are open to the public and Arcadia residents are encouraged to attend. Agendas are posted 5 days prior to meetings at:

www.acmna.org/agendas

Upcoming Board
Meetings:

June 1, 2017

Wright House Leaving Wrong Impression?

Phoenix's Arcadia area is known for its pleasant and safe environment, expansive lots and spacious homes, characteristics that have long attracted families to the neighborhood. Unfortunately, these same characteristics, and perhaps the neighborhood's struggles with the permitted uses of the Wright House, have inspired some Arcadia homeowners to turn their large homes into event venues or party houses. To further complicate matters, Governor Ducey signed SB 1350, which went into effect January 1, 2017 and provides that Arizona cities and counties cannot ban short-term rentals of one's home or residence, a practice that has grown in popularity through websites such as AirBNB and VRBO/HomeAway. Note that SB 1350 also provides for lodging taxes to be collected from homeowners, but as the tax's name implies, the short-term rental must still be for purpose of residential use.

ACMNA has received an increase in reports of residential homes being used for commercial events, such as weddings and New Year's Eve parties. You may not be spared from all your neighbors' parties, but you should be vigilant in ensuring that they are throwing only private parties that will not threaten the residential zoning and character of the neighborhood. ACMNA has compiled a list of warning signs and corrective actions you can take to prevent commercial events from being held in a nearby home.

Commercial Event Red Flags

The following may be indicators that a commercial event or party is being held in your neighborhood:

You hear from a third party of the event and that it is expected to be large. This could mean that there is a public advertisement of the event. The ad could be on facebook, a ticket selling or other website. From anecdotal experience, a respectful neighbor/homeowner may inform you directly in advance of such a large party.

The host of the party is not the owner of the house. As you may know, names of record owners of residential properties are publicly available through the Maricopa County Assessor's website. You can discover who the host of the event is if you are able to find the advertisement or invitation to the event. If the names do not match, you should question the owner of the nature of the event. Also, if the record owner of the property is an entity, other than a family trust, this might be another reason to suspect commercial use.

There is evidence that money was paid for the rental of the property and/or there is an admission fee to attend the event. Keep in mind that the homeowner need not be making a profit to have the event classified commercial in nature. A more telling sign of the commercial nature of a party is whether the homeowner is even present at the event and knows the finite list of guests.

Editors note:

Continued on inside page

This article is intended for informational purposes only and nothing herein should be construed as legal advice.



Wrong Impression?

Continued from cover page

You see significant deliveries of equipment, such as tables, chairs, sound systems, stages or platforms, portable bar equipment, heat lamps, and/or portable toilets.

The home/event venue is typically vacant or sporadically rented. If you have noticed renters, the home should be registered as a rental property with the Maricopa County Assessor's office, and the house should hold a valid certificate of occupancy. If either of these conditions are not met, please include these facts in your report to various organizations and authorities.

What Can You Do?

If you suspect that a commercial event was held, or will be held, in one of the homes in your neighborhood, you can take the following steps:

Reach out to your neighbor/the homeowner where the event was/will be held and ask for an explanation and express your concerns.

Consult with other affected neighbors.

It is likely that many of your immediate neighbors share your concerns of traffic, noise and alcohol-fueled behavior. These neighbors may also serve as witnesses if you decide you need a temporary restraining order or preliminary injunction (see Take Legal Action below).

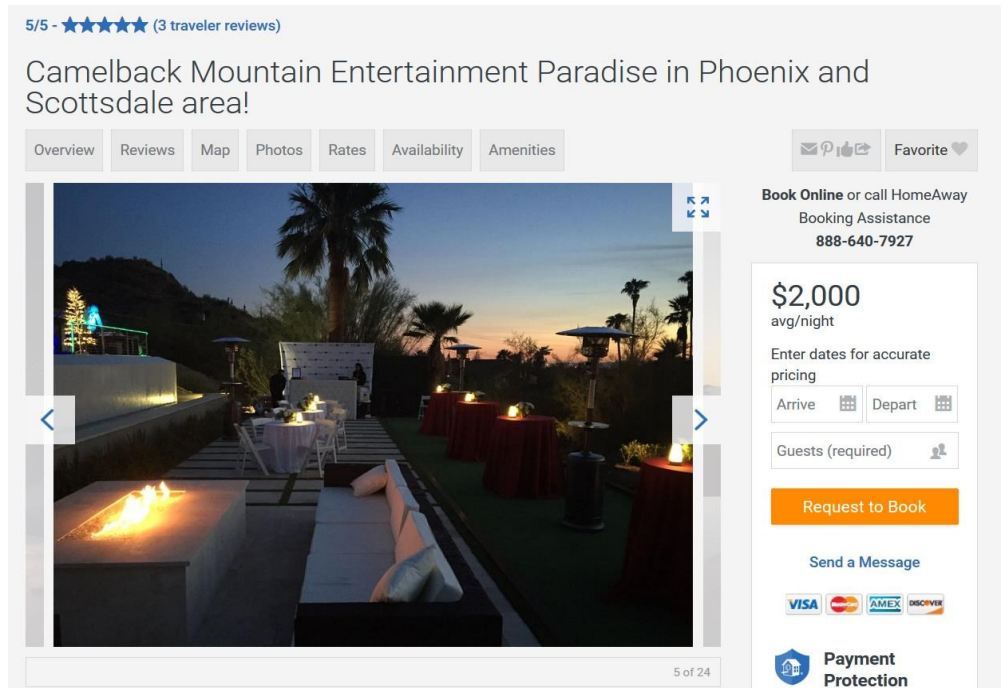
Collect evidence of the event. Keep a screenshot capture [sample screen—>], printout or copy of the invitation to the event. Take photos, videos or preserve security camera footage of significant supply deliveries, outdoor alcohol consumption, traffic, loud music and/or similar nuisances. Be prepared to share all this evidence to the various advocates identified below.

Contact the Neighborhood Services Department, which is tasked with neighborhood preservation, at nsd@phoenix.gov. 602-534-4444

Contact Councilman Sal DiCiccio's office. Councilman DiCiccio's office has been very responsive to previous reports of commercial events at residential homes. You can reach the Councilman's office at council.district.6@phoenix.gov. 602-262-7491

Lastly, Phoenix does have a [Loud Party Ordinance](#) call 602-262-6151 to file a complaint.

If all else fails, you can reach our Neighborhood Association at info@ACMNA.org.



The 56th St. SAVES and Connects Group has been working with city officials to assess neighborhood concerns regarding 56th St. between Thomas and Camelback Rd. The group consists of members of Arcadia Osborn and Arcadia Camelback Mountain

Neighborhood Associations, PTA members from local schools and representatives from the city. Our goal is to provide a long-term sustainable solution for 56th St that addresses several key issues (note the group name):

Safety, Aesthetics, Volume, Enjoyment, Speed, and Connectivity. If you want to see what a model project looks like, visit the recently completed stretch of 56th St between McDonald and Lincoln. This busy little group is finalizing city traffic and volume assessments and filing grant requests to procure funds for the project. It's a long process with high hopes, but rest assured, short term measures are also being reviewed to address some of our most urgent concerns.



Cholla Trail Update

On April 10th Councilman Sal DiCiccio hosted a meeting to discuss the Cholla Trail problems. Attendees included homeowners from Los Palacios, Cholla Lane, and Estates at Invergordon. Approximately 50 homeowners were present. Cholla Lane has approximately 38 lots, 13 from Los Palacios and 10 from the Estates.

The trail was reopened in 1997 after the City of Phoenix, Town of Paradise Valley, Phoenician Resort and homeowners agreed to very strict rules, regulations, and enforcement policies. Unfortunately, the municipalities failed to enforce the policies that were intended to protect the neighborhood. As a result, the residents living on Cholla Lane experience daily problems and devaluation of home values, which negatively impact their quality of life.

A Los Palacios homeowner, however, has retained an attorney and is negotiating/requesting that the Cholla Trailhead not be relocated south of their homes because it is too close to their backyards. A majority of the homeowners want the trailhead relocated further south onto the Phoenician property and is hopeful that a solution can be reached. Several ideas were discussed.

DiCiccio estimates that it will take 1-2 years to relocate the trail and all of the homeowners agree that immediate solutions are necessary NOW to reduce the daily problems. Problems and dangers include: illegal parking on Invergordon and side streets, hiking after sunset and before sunrise, vehicles dropping off and picking up on Cholla Lane, hikers walking in the middle of the street, urinating in public, leaving trash for others to pickup, etc. In addition to these daily problems, multiple hikers have been injured or died on the mountain. Many people believe resources from our Fire Department, Parks Department, and Police Department are being used excessively.

All of this begs the question; Why is there a trailhead entrance in a residential neighborhood? Hikers can always access Camelback Mountain from the Echo Canyon entrance where the City of Phoenix recently invested \$4M to improve the facility. We are hopeful that continued discourse will bring a resolution mindful of our neighbors who live on Cholla Lane.



Participating in the April 8 cleanup and depicted in the group photo were:

(back row) Brian Flader, Tristahn Schaub, Dan Drake; (front row) Patti Dietz, Brian McNeill, Jody Moman, Craig Steblay, Jerry McKenna, and Sally Geyer. Karen Beckvar took the photo and Frank Davis left before the photo.

In 1994, the ACMNA adopted Camelback Road from 44th St. to 64th St.

Unlike many streets "adopted" under the City litter reduction program, Arcadia neighbors actually clean up Camelback Road themselves. Neighbors who live here get together as a community and really do clean the street.

Just look at all the litter and trash they collected. A few more parts and you could make a complete car with all the litter and junk they found. And look at all the smiles. The good news is we will do this again in the fall, and you can be part of our team. The next scheduled "Road Show" is November 4, 2017.

This is just another example of neighbors working to preserve and protect their neighborhood. These types of actions are the kind of pride it takes to keep the Arcadia Camelback Mountain Area a gem in the city.

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Preserving our neighborhood starts with you.

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Safety in the Home and Neighborhood

“Laughing Gas” is not funny

Nitrous oxide, commonly called laughing gas, is just one of many inhalants found in common household products. Many potentially dangerous products are easily obtained and are widely abused, especially by teenagers and pre-teens. Inhalants affect the brain when substances or fumes are inhaled through the nose or mouth, and they can cause permanent physical or mental damage. Inhalants starve the brain of oxygen and cause an increased and /or an irregular heartbeat. The use of an inhalant can result in a reduction or loss of the sense of smell, nausea, nose bleeds, loss of consciousness, liver, kidney and lung problems. Additionally, there may be more substantial consequences with long-term abuse.

Potentially harmful inhalants include:

aerosol cleaning products	spray paints	deodorant sprays	hair sprays
felt-tip marker fluid	vegetable oil sprays	room deodorizers	leather cleaner
electronic contact cleaners	correction fluids	whipped cream aerosols	glue

Be safe, keep your children safe, and even pets can be affected, so keep them safe too. Store these products away from children and pets. If you see an unusual amount of empty cans or containers you need to be asking questions.

For more information please visit the following websites:

<https://www.drugabuse.gov/publications/drugfacts/inhalants>

<https://www.drugabuse.gov/drugs-abuse/inhalants>