

# ARCADIA CENTRAL

ACMNA News | [arcadiacentral.com](http://arcadiacentral.com)

WINTER 2016

VOLUME 30 | ISSUE 6

## *this issue*

- Happy Holidays & Joyful New Year!
- Holiday Safety
- Construction in Arcadia
- Board Members Needed

SAVE THE



DATE!

**Saturday March 11, 2017:**

31st Annual Arcadia Neighborhood Meeting  
9 AM at Prince of Peace Gymnasium

**Saturday March 18, 2017**

3rd Annual Arcadia Cares  
Food for Kidz Pack-a-Thon III  
9 AM at Prince of Peace Gym

Join our facebook group:  
[facebook.com/groups/ACMNA](https://facebook.com/groups/ACMNA)



## Holiday Safety

Every year we hear stories of thieves stealing Christmas trees, children's gifts from cars and homes, and robbers ruining a holiday season. Christmas time is a grand opportunity for Grinch to become a real life crook. Common sense and awareness are your best protection, but just in case the following tips will also help protect your holiday from Grinch.

- **Lock everything:** This seems obvious, but more often than you would expect a burglar gets into a house just because something was left open or unlocked, especially with house guests visiting who may not have keys.

(Continued on inside page)

*Criminals Truly Love The Holiday Season*



## *Holiday Safety*

- **Don't shop alone:** Shop with someone else. Robbery and thefts occur in and around commercial areas and malls. Have security walk you to your car. If uncomfortable with the situation, go back inside of the store. Try to avoid multiple trips with presents from the mall to your car.
- **Secure valuables:** Never leave anything of value out in plain sight. If you have not already done so, now may be a good time to consider placing any jewelry, extra cash or other valuables in a safe deposit box or even a secure hidden safe within the house. Nothing should ever be visible from any window and the master bedroom is the first room any intruder will check for valuables.
- **Crooks use Facebook too:** Control your social status. Though you might be tempted to broadcast to the world about how excited you are for your holiday travels or shopping sprees, resist the urge to broadcast to the whole world that you are not going to be home. Many people cannot seem to wait to let everyone on Facebook or Twitter know that they are about to leave and this is a dangerous thing to share.
- **Leave the light on:** Not the most eco-friendly advice, but the more it looks like someone is home, the less likely that someone will try to intrude on your home. Keep the lights on, the Christmas lights lit, and the television on. Anything to signify to potential robbers that someone is home. The home automation and smartphone interactive management tools available from many security systems today allows for you to turn your off and on the lights throughout the day and night to keep up appearances that someone is home.
- **Activate your alarm system:** Again, while it may seem obvious, your mind is distracted and you could be in a rush to get out the door. Don't forget to arm your security system – this simple step will go a long way to protect your home.

When in doubt, think like a robber. How would they get in? Does it look like someone is home? Where are your valuables? Use common sense and remember these easy home security tips and ensure your possessions will be safe from harm while you are out doing your Christmas shopping, traveling or partying.







# CONSTRUCTION IN ARCADIA

By Tristahn Schaub, ACMNA Vice President

Construction activity within the Arcadia area seems to be reaching another high. With home prices having rebounded significantly since 2008 it seems existing residents and large scale commercial builders are making housing investments within our neighborhood. We at the ACMNA review each building variance heard by the city of Phoenix. Variances are applied for when building plans do not conform to current neighborhood zoning. Typical variances applied for in Arcadia include increases in percent lot coverage (25% lot coverage is standard in most of Arcadia) and decreased structure setbacks (typical setbacks are 10' for side, 30' for rear and 40' for the front). Neighborhood zoning has been in place for many years and attempts to maintain the character and use of Arcadia's land. We at the ACMNA feel that it's this very zoning and its reinforcement which have protected the desirable residential character of Arcadia. Variance applications allow for special cases to be heard for one-time allowances. In order for such cases to be considered the applicant must meet ALL of the four following tests:

- 1 – That there are special circumstances or conditions applying to the land, building or use referred to in the application, which do not apply to other properties in the same zone; and
- 2 – That such special circumstances were not self-imposed by the property owner; and
- 3 – That the variance is necessary for the preservation and enjoyment of substantial property rights;
- 4 – That the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

Neighbors may choose to be present at variance hearings and the ACMNA board will also be present when questionable variances come up for review. The ACMNA and the city recognize that times have changed as have family needs since the time these zoning laws were put in place. We recognize variance needs in keeping with arcadia character and defend our neighborhood against uncustomary requests. Should you have questions or concerns about zoning variances hearings upcoming feel free to contact us at our website: [ACMNA.org](http://ACMNA.org)

Once construction is approved with or without variances needed; builders must adhere to several constructions related policies. Most important for homeowners to be aware of is that construction on residential sites is not permitted on weekends in Phoenix without single issue special permits granted from the city. These permits cost extra, take time to obtain and are for defined periods of time. If builders/subcontractors are on the jobsite without a permit, a phone call to Phoenix Police non-emergency line 602-262-6151 will quickly remedy this. It is rare that these permits are obtained and many homeowners are not aware of their rights to peace, quiet and reduced traffic on the weekends. Weekday construction varies depending on the season. It capitalizes on daylight hours and takes worker safety into consideration due to our extreme summer heat: April 15 - October 15th 5 AM - 7 PM, October 16th - April 14th, 6 AM - 7 PM.

Probably the most important part of any construction project is simply to talk with neighbors. Property rights and consideration of others are what lie in the balance here. Countless hours and hard feelings can be avoided by communicating with effected groups. Given the active role that ACMNA plays in preserving our residential character we also suggest reaching out to the ACMNA via our website. The ACMNA Preservation committee meets monthly to discuss variances and is happy to provide input on what we see get approved by the city and what specific items the board and neighbors may object to.



# ARCADIA CENTRAL

ACMNA News | [arcadiacentral.com](http://arcadiacentral.com)

4340 E. INDIAN SCHOOL RD., BOX #21 - 293

PHOENIX, AZ 85018

*Preserving our neighborhood starts with you.*

## ARCADIA

Camelback Mountain Neighborhood Association  
INCORPORATED 1988

Since its founding in 1987, the mission of the Arcadia Camelback Mountain Neighborhood Association has been to preserve the appealing ambiance and qualities that make our neighborhood such an enviable place in which to live.

VISIT OUR WEBSITE **ACMNA.ORG**

*Do you love Arcadia like we do?* **Board Members Needed.**

If you don't say "yes" then quit reading now. But if you do love our neighborhood then we could sure use your help as an ACMNA Board Member. Curious what we do?

The mission of the Arcadia Camelback Mountain Neighborhood Association is to preserve the appealing ambiance and qualities that make our neighborhood such an enviable place in which to live. These qualities include: the non-commercial, family friendly, and single family residential character of this place; our generous setbacks, wide side yards, and understated homes; and for the portion south of Camelback Road, a green desert oasis with broad lawns and the historic citrus trees that shade us from the summer heat and stand as a symbol of our unique area. We bring neighbors together; connect them with police/fire and our city representatives. We focus on community reinvestment and preservation through our various board activities.

Interested in the qualifications?

- Board members must reside South of Camelback Mountain, North of Indian School and between 44th St and 68th St/Invergordon Rd.
- We ask that members attend regularly scheduled board meetings on the 1st Thursday of the month from 5:30-7:00 pm at Prince of Peace Room 14.
- We require members to actively participate in one of 5 main board service groups or on one of our current projects.

Want know more?

Attend one of our board meetings on January 5th 5:30 -7:00 pm or on February 2nd, at Prince Of Peace Room 14. You can contact us with any questions- Tristahn Schaub [tristahn@gmail.com](mailto:tristahn@gmail.com) or Courtney Sucato at [courtneysucato@gmail.com](mailto:courtneysucato@gmail.com).

Happy Holidays,  
Courtney and Tristahn



Got something to say?

The ACMNA needs help in publishing this newsletter. Mostly we need content, so send us anything you think your fellow Arcadian's need to hear. We could also use help with scheduling and editing. If interested, please contact: Craig Steblay, President, ACMNA, 602-266-3500 or [craig@ACMNA.org](mailto:craig@ACMNA.org)