

ARCADIA CENTRAL

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ACMNA Newsletter

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“How did ACMNA allow that to be built?” a neighbor recently asked.

Although ACMNA is a Neighborhood Association, it is not a Homeowners Association with any sort of Architectural Review Board or Covenants, Conditions and Restrictions (CC&R's). Neighbors and Neighborhood Associations are only given the opportunity to provide design approval and input when a formal Variance or Use Permit hearing is required. It's shocking to see what CAN be constructed on a lot under the current building codes and sometimes odd to find inconsequential items requiring a variance.

In the past three years, ACMNA's Preservation Committee has reviewed dozens of variances and use permit requests within our association's boundaries to which we apply a structured and thorough review process. We communicate with the applicant to understand the need, assess the neighborhood impact relative to our mission statement and most importantly contact neighboring property owners to ensure they are aware of the request and how to make their feelings known. ACMNA's Preservation Committee has reviewed 17 Zoning Adjustment cases so far this year and we opposed only one of those seventeen. Historically, the Association has only opposed less than one-in-ten of the variance requests for our neighborhood in the past several years. Items we typically oppose are those which have a commercial impact, items which impact housing density and lastly those which significantly alter the character of the neighborhood, such as walling-off one's property.

Items which generate the most resident interest tend to surround impacts to views. Views outward from the mountainside or views upward towards the mountain can easily be disturbed by structures built in the line of sight. Homes can be built and conform to code with heights in excess of 30 feet without any neighbor notification or input. This poses an issue for ACMNA and residents because they're being built to city code. One of the most successful way to prevent these impacts is by drafting a set of CC&R's with a defined group of property owners. CC&R's are a legal document that is filed with the county recorder's office and made part of the official real estate records that run with the land. Unfortunately, the city is not able to enforce local land-owner agreements and will still issue permits even when they violate the CC&R's. However, builders and homeowners receive these documents from the title company when they buy a property and are required to adhere to them, failure to do so could be subject to a civil law suit and settlements with existing residents. ACMNA has found that CC&R's which restrict home height have been particularly effective in preserving views and neighborhood character. For more information about re-development in Arcadia, please see our website <http://www.acmna.org/variances>.



ACMNA BOARD MEETINGS

The Association Board of Directors meet at 6pm on the first Thursday of the month (Except July and August) at Prince of Peace, Choir Room (NW corner)

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

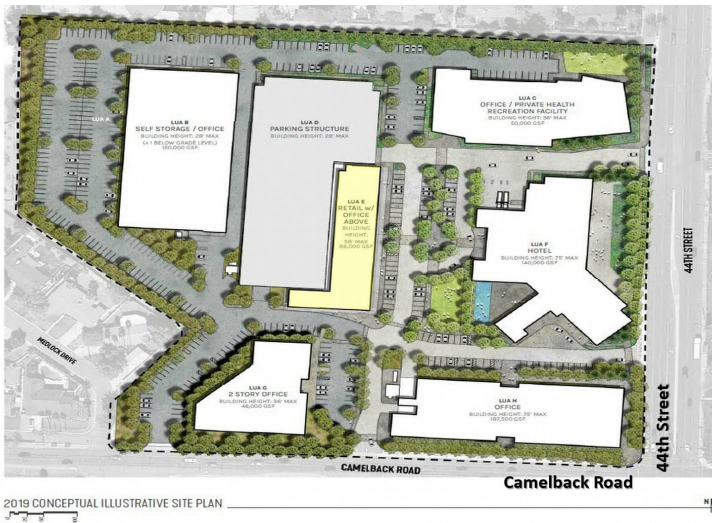


44 | Camelback

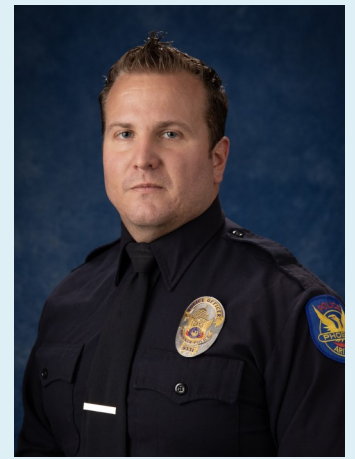
Red Development's 44 | Camelback renovation recently requested a change to its Planned Unit Development.

They have switched from office to residential for the center building E (*in yellow, below*). After conferring with the surrounding neighborhood associations, a compromise was achieved. This included limiting the height, prohibiting rooftop use and disallowing any rentals for less than 6 months.

The process has moved forward after two open community meetings and The Camelback East Village Planning Committee's support. Next, it will go to the city planners and in December to City Council for approval. Construction should begin in early 2021.



From Officer Jared's Desk:



Hello ACMNA residents:

I just wanted to reach out and let you know about another great success due to the help of the community.

On September 17, Phoenix Police were called out to residence on Lafayette, where a suspect had taken equipment.

The house had video surveillance, which was provided to the police. The investigators reviewed the video and were able to obtain a license plate from the suspect vehicle, which assisted our Precinct's burglary detectives with identifying the suspect who was seen on the video taking equipment.

Detective Neil, along with Burglary Reduction Detectives Prater and Dicarlo were able to perform surveillance on the vehicle and suspect and catch them performing more thefts. The suspect was stopped and arrested and booked for the thefts.

This is just one more example of how much more effective your police department can be with the help of the community.

Thank you all, for all you do, continue to stay safe, healthy and watch out for each other.

Respectfully,
Officer Jared Sherman #9331

Teaming Up to Fight Graffiti

Graffiti damage is a continuing problem in our neighborhood. The ACMNA Graffiti Committee has been in touch with The City which has agreed to supply paint, brushes and rollers for ACMNA's use. Clear Channel Advertising in cooperation with ACMNA removed the graffiti on their billboard next to OHSO on Indian School Road. SRP removed most of the graffiti tags on the walls facing the canal between 68th Street and Camelback Road.

If you see graffiti damage to SRP canals, gates, laterals, well sites, signage or sign-up boards, please contact Water Customer Services at (602) 236-3333.

ACMNA is developing a volunteer response crew to help control graffiti in our neighborhood, more to come in future issues on how you can help out. If you'd like to declare your interest now, please send us an email at info@acmna.org.

To report graffiti, call the Phoenix Graffiti phone line: 602-534-4444, x 1. Or email blight@phoenix.gov (be sure to include the address if you know it).



RATS! Control populations and reduce damage

Roof rats established themselves in the Arcadia area in 2002. They are most active between November and May. Roof rats can spread disease to humans and pets, damage your home by chewing electrical wiring and tearing up insulation, and damage your landscaping (including the girdling of the bark of young trees).

Roof rats are good climbers and prefer to live in palm trees, pine trees, and *especially oleanders*. Inside homes, they prefer the dry upper levels – attics, wall cavities, and false ceilings. Roof rats will travel along power lines to trees, oleanders, vines, and roofs. They can climb rock walls and rough surfaces such as stucco. They can jump 2 feet straight up and 4 feet horizontally (!). Roof rats can access your living space through holes in the exterior of your home larger than ½ inch (size of a nickel). Roof rats will tend to forage for food after sunset. They are omnivorous and will eat anything.

The strategy to control them consists of three parts:

First, limit access to your home by trimming tree branches back that contract the roofline, walls, or fences. Trim your palm trees to remove dead fronds from the crown and frond skirts. Eliminate vines growing on your home. Seal any holes in your exterior larger than ½ inch diameter. Large gaps you should push steel wool into. Prune oleanders and bushes to reduce hiding places – they *especially like oleanders*.

Second, remove food sources by picking citrus before it hits the ground, bring pet food dishes indoors at night, keep garbage and recycling bins closed, and limit the use of bird feeders and sweep up seed debris in the evenings.

What do roof rats eat?



Photo from www.roofratsarizona.com/

Third, set out poison bait stations containing bait blocks containing *bromethalin*, *brodifacoum*, or *zinc phosphide*. Purchase poison bait blocks with a hole through the center, which allows the bait to be wired-in, or secured by a metal rod, in a bait station. Roof rats prefer to eat with the security of cover, which the bait station provides. The bait station also prevents access to the poison bait by non-target animals, pets, and children. Since the bait is secured in the bait station, the roof rat has to consume it in-place and cannot carry it off. Place bait stations up high, along fences, in trees, or dense shrubbery. Bait stations can be secured with wires, zip ties, screwed or bolted to wood supports. If you need to trap rats indoors, snap traps are preferred, such as the Victor Rat Trap.

Now that they're here, roof rats will always be with us in the Arcadia neighborhood. It's important for all homeowners to work continuously to keep their population at a low level. **Thank you** for doing your part to reduce roof rat numbers in Arcadia.

Visit the ACMNA website for more information on roof rat behavior, food sources, how to set traps, and recommended poison baits and bait stations at this link:

<https://www.acmna.org/roof-rats-in-arcadia>.

ARCADIA CENTRAL

www.arcadiacentral.com

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Preserving our neighborhood starts with you

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A Letter from your ACMNA President

Tristahn Schaub

Despite recent events and the weighty circumstances of 2020, your ACMNA Board has remained highly attentive, invested and adaptable. Our monthly meetings have continued on Zoom and we've engaged in a record thirteen variances cases over 4 months. Our outreach process changed a bit as we wore masks and sought to be of service to neighbors with a 6-foot separation. And unfortunately, we had to cancel a few of our favorite events: The Annual Neighborhood Picnic, The Arcadia Autorama Car Show and our Spring Camelback Cleanup event. But don't worry, we've got them back on the books and look forward to seeing some friendly faces in the spring.

One thing that has not changed in 2020 is the need for financial support from our community. We have fixed costs which we incur each year, but lately our reserves to defend against commercial intrusion has resulted in an expensive case in Superior Court. Our ability to perform at such a high level depends on the financial support of our residents. To coin a popular phrase, "We're all in it together," when it comes to the overall quality and preservation of our Neighborhood.

Please join me in donating to ACMNA's Preservation Fund. In the next week I will be mailing you a personal letter along with a convenient return envelope for your donation by check or credit card. You can also donate on-line at acmna.org. Thanks so much for considering this request and responding to our appeal. Your ACMNA Board will remain committed to serving our neighborhood and we wish you a happy and HEALTHY Thanksgiving.