

ARCADIA CENTRAL

Newsletter of the Arcadia Camelback Neighborhood Association

November 2021

Arcadia Home Values Up



While the weather is finally starting to cool, home appreciation in Arcadia is still hot! Looking at all home sales (single family, patio homes, townhomes, and condos) within the ACMNA boundaries, the average home sold at \$487 per square foot, a year ago. Today that number has increased to an average of \$598 per square foot, for an overall year-over-year jump in appreciation of 22.8%!

To compare that with the rest of our surrounding areas of 85018 and 85251, the overall price per square foot in our zip codes combined are currently averaging \$446. Furthermore, if we look at the rest of the valley, the price per square foot sold is at an average of \$262 throughout all areas and price points.

As always, individual home values in Arcadia are much more complex than just simply looking at price per square foot and there are many factors to consider. However, this shows a strong upward trend in values over the past year. With a lack of inventory being the main culprit, and an increase of people relocating to the valley, we will continue to see an upward trend in home appreciation. Time will tell if we continue this unprecedented surge or see our annual appreciation begin to return to a normal rate of between 3-6% per year. For now, and like always, it's a great time to be an Arcadia homeowner!

Short Term Rentals Big Profits, Big Problems

Short term rentals (STRs) are big business. Scottsdale, for example, now has more STRs than hotel rooms! Airbnb is a \$199 billion company, and Expedia Group (which owns VRBO) is valued at \$26 billion. Individuals and businesses are making a lot of money by renting out homes for short times.

Unfortunately, some unscrupulous owners in the business are causing problems for neighborhoods. Bad actors will rent out homes on a very short-term basis – including “rent by the hour.” They will advertise homes as venues for large parties or events. Groups of strangers rent these houses for raucous parties and bacchanalia. Neighbors of these homes are subjected to loud parties, drunken people banging on their doors at night, and the sight of drug use and lewd behavior in plain sight. This is not being neighborly, this is running an unregulated hotel for profit, with no concern for the effect on the neighbors or neighborhood.

Arizona has lax regulation for short term rentals (STRs), due to Governor Ducey signing Senate Bill 1350 in 2016, which outlawed a city or town from prohibiting vacation rentals. Since then, out-of-state investors have been buying properties and turning them into unregulated hotels. No occupancy limits are enforced for STRs, so they can advertise absurd occupancy limits, such as “sleeps 38” in a house. They are a problem: 90% of Nuisance Party and Unruly Gathering violations are from STRs.

Your neighbors are organizing to fight back against unregulated STRs. Arizona Neighborhood Alliance (AZNA) &

Neighbors Not Nightmares (NNN) are pressing state and local officials to control these businesses operating within our neighborhoods. They don't expect much relief from the State House in 2022 due to the election year. Instead, they are focusing their attention on vetting next year's candidates and endorsing those willing to help us save our communities.

Fall has arrived, and it's now the high season for visitors to the desert. Visit the ACMNA website [<https://www.acmna.org/short-term-rentals>] for steps you can take right now to help fight back against this problem.



Hidden Risk: Stab-Lok® Circuit Breakers

Do you live in a classic Arcadia home that was built in the 1950s?

Do you still have some outlets in your home that are only 2 prong (no ground terminal)? If yes, you should check your electrical panel to see if you have Stab-Lok circuit breakers, which are a serious safety hazard for your home.



Stab-Lok® circuit breakers were manufactured by Federal Pacific Electric (FPE) and other companies and sold in the 1950s through 1990, and they were used in millions of homes — including homes in Arcadia.



Stab-Lok breakers are dangerous because they do not function properly as circuit breakers! Testing by the Consumer Product Safety Commission

has shown that 1 out of 3 breakers are defective. Homes with these breakers are at serious risk for electrical fires and electrocution deaths.

How can you tell if your home has them?

- ◆ The breaker box door usually says “Federal Pacific Electric” or “FPE”.
- ◆ Once you open the door, you will usually — but not always — see the words “Stab-Lok” in the center or on the side of the breaker panel.
- ◆ A website called Inspect-A-Pedia supplies photos and further steps for identifying FPE Stab-Lok panels and breakers.
- ◆ The replacement Stab-Lok brands went by at least a dozen names. Most — but not all — will have the word “Stab-Lok” in the center or on the side of the breaker panel.
- ◆ Still unsure? Ask an electrician to remove individual breakers from the panel — you could be electrocuted if you do it yourself — and look for the E-shaped and F-shaped openings that are unique to Stab-Lok breakers.

See the ACMNA website [<https://www.acmna.org/breakers>] for more information on this dangerous electrical equipment, including how to identify if your home has this equipment. If your home has a Stab-Lok panel and breakers, you need to call an electrician to have the entire panel replaced.

Cholla Trail Renovation Update

Construction to relocate and improve the Cholla Trail is expected to begin late November and take 7 months.

Improvements include entry from Invergorden Road, a restroom, and a water fountain with a water-bottle filler.

For the latest updates, visit the City of Phoenix website: <https://t.ly/jSwq>

ARCADIA

Camelback Mountain Neighborhood Association
INCORPORATED 1988

Newsletter

Volume 35, Issue 5

Writers / Contributors:

Andy Gough | Heather Giannangelo
Tristahn Schaub | Craig Steblay

Editor: Lisa Binsfeld

ACMNA BOARD MEETINGS

The Association Board of Directors meet at 6pm on the first Thursday of the month (Except July and August) 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

ACMNA website: www.acmna.org

Newsletter Archive: www.arcadiacentral.com

Facebook: www.facebook.com/groups/ACMNA

Sign up for our Email notices (sent only when important issues occur):

www.acmna.org/join-our-mailing-list

We are so *Thankful*
to have you as our neighbor!

Beware The Porch Pirates!



Amazon.com Inc. was founded in 1994, and since that time, shopping in America has undergone a profound change, with people preferring the convenience of online ordering and home delivery. This has not escaped the attention of criminals – the so-called “porch pirates” -- and the theft of packages left on porches has been increasing steadily. A recently survey found that 29% of Americans had reported having a package stolen from their porch, front door, or mailbox. Porch pirates have recently become so brazen as to follow delivery trucks and steal packages immediately after delivery.

You can take several actions to reduce the risk of being victimized by porch pirates. The most important thing you can do is create a visual barrier so that packages left at your door *cannot be seen from the street*. This could be a short wall, landscaping, a big pot, or holiday decorations. If your packages can't be seen from the street, criminals are not likely to make the walk to your front door to check for them.

In addition, if your garage door opener was installed recently, it can connect to the internet. You can control your garage door via the [MyQ app](#) on your cell phone. Amazon has partnered with MyQ to provide the [Amazon Key Service](#). With your permission, Amazon drivers will be able to open your garage door and place your packages inside your garage. The author of this article signed up for this service last year and has been very satisfied with it.

Amazon also gives you the option to have your deliveries made to an [Amazon Hub Locker](#). When your package arrives at the Locker, Amazon will send you an email with instructions on how to pick up at the Locker. Several Hub Lockers are near Arcadia – Fashion Square, near Osborn & Miller, 44th St & Camelback, and many more.

For deliveries via UPS or Fedex, you can request either that a signature be required for delivery, or to pick it up directly from the carrier. If you miss the carrier for a signature required delivery, you can typically change the delivery to where you pick it up from the carrier distribution hub.

Other suggestions are to:

- ◆ Choose your delivery day (when possible) and plan to be home when packages arrive.
- ◆ Return home at your lunch break to pick up packages.
- ◆ Ask a neighbor! If you know a package will arrive while you're gone (away on vacation, for example) a neighbor can take it in for safekeeping. You can offer to return the favor for them.
- ◆ Send a package to friend or family member who will be home to receive it.
- ◆ Install a home package locker. Many of us are old enough to remember milk boxes built into homes; they are making a comeback, but this time for package deliveries.

Finally, a note on what doesn't work. Though video doorbells may deter some thieves, brazen criminals will march right past them. The footage you capture is unlikely to lead to the apprehension and arrest of the perpetrator – or get your package back.

Website URLs

MyQ App: <https://www.myq.com/app>

Amazon Key Service: <https://www.amazon.com/Key-by-Amazon-In-Garage-Delivery/b?node=21222091011>

Amazon Hub Locker: <https://www.amazon.com/gp/help/customer/display.html?nodeId=GXCWH4CXLKJD8Z52>

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www.arcadiacentral.com

4340 E. Indian School Road, Box 21-293

Phoenix, AZ 85018

Preserving our neighborhood starts with you.

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A Letter from your ACMNA President Tristahn Schaub

It's an exciting time for ACMNA as we resume our community events. The Annual Arcadia Picnic has always been one of our favorites because of its family appeal. Our events committee, led by Brian Flader, decided to make up for the "lost year" by doubling down with exciting entertainment, great food and a beautiful location, Hopi School. In the months to come, look forward to re-connecting with neighbors at one of our events.

I have enjoyed seeing many of your unmasked smiles as our teams slowly reappear in person to discuss neighborhood zoning matters. Development has slowed relative to 2020 and we've been pleased that most new home projects have been conforming to code with only a limited number of variance requests. ACMNA continues to wrestle with items that may conform to code yet pose a negative impact on neighbors. Examples include: construction which blocks views, placement of group homes, short term rentals gone wrong and the negative impacts of digital signage.

Many of the aforementioned items require the financial support of our generous neighbors. We have annual fixed costs, but some of the more costly, unexpected items stem from legal and zoning related fees which often cannot be planned for. In 2020 your generosity helped breathe some life back into our prudent reserve. We are a highly active neighborhood association who seeks to preserve and improve the character of Arcadia. Please join me in donating to ACMNA's Preservation Fund which provides financial backing to support these efforts. In the next week I will be mailing a letter along with a convenient return envelope for your donation by check or credit card. You can also donate on-line at acmna.org today. Thank you for considering this request and responding to our appeal.

Upcoming Events

Camelback Cleanup

Nov 14, 8 – 9:30 AM

Volunteers needed!

Meet at Shemer Art Center

ACMNA Board Meetings

Dec 2, 6 PM

Jan 6, 6 PM

Prince of Peace Choir Room

www.acmna.org/agendas