

January 2006



BelAir Neighborhood Communicator

UPCOMING COMMUNITY EVENTS

GENERAL MEETING AND BLOCK WATCH MEETING

THURSDAY, FEBRUARY 9TH, 2006 at 7pm

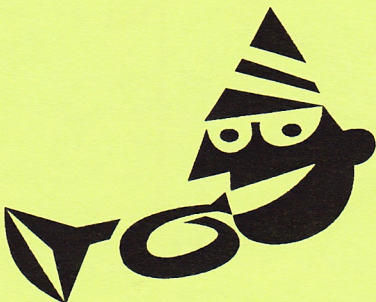
American Evangelical Lutheran Church Hall

1830 W Glenrosa Avenue

NEIGHBORHOOD CLEAN-UP

Saturday, February 4th at 8am

Meet in front of the Lutheran Church



Happy New Year!

BelAir Board
PRESIDENT

Susan Thompson-McHugh
(602) 604-8629
camus01@earthlink.net

VICE-PRESIDENT

Steve Armenta
earmenta@cox.net

SECRETARY

Virginia Anders
(602) 265-8498
vanders@cox.net

TREASURER

Mark Day
(602) 791-4003
markdday@cox.net

BOARD MEMBERS

Jaime Canedo
jcanedo1@cox.net

Betty Dales
(602) 265-4856

Sherri Gallagher
(602) 265-0304
sherrigallagher@hotmail.com

Jonathan Massey
jmassey@asualumni.org

Boyd Puffer
boyd_puffer@hotmail.com

Chris Sheedy
(602) 540-0328

Charles Wilfong
(602) 540-0328
uwilfong@aol.com

The BelAir Neighborhood Association publishes the *Neighborhood Communicator* monthly. Many thanks to all of the volunteers who make this project possible.

\$

Account Balances

As of January 1, 2005:

BelAir General Account - \$1,126.43

BelAir 301 Block Grant Account - \$4,206.44

Balances are the same as 12/1/05 as there was no activity in December.

\$

Minute by Minute BelAir Board Minutes

Meeting was called to order at 6:05pm on 12/1/05.

In attendance: Mark Day, Sherri Gallagher, Susan McHugh, Betty Dales, Charles Wilfong, Chris Sheedy, Jonathan Massey.

Treasurer's Report: Treasurer's report for the Association's General Fund and Block Watch Grant was provided and approved.

Committee Reports:

Block Watch - next meeting will be Feb. 9, 2006 along with the General Meeting. Holiday tips and new Squaw Peak Community Coordinator to be published in Newsletter.

Newsletter - articles are due December 20th to Sherri. Newsletter will be published the first week of January because of the holiday. Sherri and Jonathan divided up re-

sponsibilities for the newsletter.

301 Block Grant - security door recipients and non-recipients were sent letters. Doors will be installed in January and February. Alley Lighting is funded in three parts and will expire between June 17 and November 17, 2006. Thirty alley lights are funded costing \$308.06 a month. It is projected that a \$22.93

(cont. on pg. 4)

Alley Lighting Update

The BelAir Neighborhood Association will soon begin the process of applying for funding through the City of Phoenix Block Watch Grant Program. One of the most visible ways that the BelAir neighborhood has benefited from this program over the

past several years has been through the funding of our alley lights. These lights were originally purchased from the grant funds and the monthly electricity bill is currently being funded from grant funds. Without this funding source, the residents of the neighborhood

would be required to pay the monthly electricity cost.

We currently have a total of 30 alley lights that are funded at least through June of 2006. The Association will apply for funds to cover at least (continued on pg. 4)



Preservation Committee Update

by Jonathan Massey

Greetings from the Preservation Committee here at BelAir! I wanted to take this opportunity to give you a quick update with regards to preservation issues in our neighborhood. Members of the board and the committee have been hearing from residents, real estate agents, etc. rumors that BelAir's designation as a historic neighborhood is just around the corner. To clear the air, after lengthy discussions and a good deal of surveying of the neighborhood by the committee, we have decided that it would be in our best interest *not* to pursue historic designation for the BelAir neighborhood. Let me explain.

The popular notion in Phoenix is that once a neighborhood turns 50 years old, it is instantly eligible to be designated as a historic neighborhood by the city. This is certainly not an unreasonable threshold for a relatively young city to have of a historic property. Seattle considers an edifice historic at 25 years, a 30 year old building in New York earns historic status, even Boston and New Orleans share our 50 year threshold before any building can aspire to that envied designation. Our neighborhood was built between 1948 and 1952, at the beginning of the post-WWII housing boom, when ranch style homes like

these were all the rage. Growth was exploding up Central Ave. and to the east and west to meet the demand. Fifty years later, with tax incentives and matching restoration grants accompanying historic status, the potential financial burden on local agencies requires officials to be more selective in their historic designations due to the sheer volume of neighborhoods now turning 50. Also, that volume of neighborhoods going historic can eventually fade the significance and luster of that designation.

(cont. on pg. 5).

Neighborhood Association

By Mark Day

I recently read that four out of five houses built today are governed by a homeowners association. It seems that every week we read or hear about homeowners facing fines and legal action from their association for violations ranging from putting the wrong color of paint on your house to having playground equipment that exceeds the allowed height limit. With so much talk about associations, I thought it would be a good time to answer some of the frequent questions that are asked regarding the BelAir Neighborhood Association.

Q. What is the purpose of the Bel Air Neighborhood Association (Association)?

A. The purpose of the Association is to achieve and preserve a safe, attractive and valued neighborhood with a sense of community and a spirit of pride, responsibility and cooperative involvement.

Q. What is the BelAir Neighborhood Association Board?

A. The Board is a voluntary group, elected by the residents, to fulfill

the purpose of the Association. To fulfill this purpose, Board members dedicate time to Board meetings, planning the quarterly general meetings, publishing the monthly newsletter, organizing neighborhood clean-ups, educating residents on blight and crime issues, communicating with City officials, and participating on numerous committees such as Block Watch, 301 Grant, etc.

Q. Can the Board enforce the covenants, conditions and restrictions (CC&Rs) of the neighborhood?

A. The Association is not a regulatory body and has no authority to enforce CC&Rs.

In addition to City codes, our neighborhood is governed by the "Restrictions For BelAir Subdivision" that were established on February 10, 1948 by Melrose Realty Co. You should have received a copy of these restrictions at the time of your home purchase. Jonathan Massey, a board member, has made legible copies of this document available for

residents. Please let a Board member know if you would like a copy

Keep in mind that the Board has no authority to enforce these regulations.

Q. Can the Board enforce City of Phoenix blight or building codes?

A. No. The Board has no authority to enforce the City code.

Q. Does the Board report code violations to the City?

A. No. Issues such as blight and code violations need to be addressed to the appropriate City officials by the individual resident. The Board has no authority to report or enforce these types of violations.

Q. Can a resident serve on a Board committee?

A. Yes. The Board could use your help in serving on any of the various committees---Block Watch, preservation, newsletter, etc. Just let a board member know of your interest.

Message from the President

Dear BelAir Neighbors, Happy New Year! I hope your holidays were safe and crime free. The board is working on several projects in the New Year. First on the list is the application for the 2006/2007 301 Block Watch Grant. This year we are requesting funding to continue our Alley Lighting, Newsletter, and General Meetings. Next is the installation of the ten Security Doors.

The security doors were funded through the 2005/2006 301 Block Watch Grant. Installation will start the end of January and continue through February.

Reducing graffiti and blight in the BelAir Neighborhood is always a concern for the board. If this is important to you please join us on February 4, 8 am in front of the Lutheran Church for our

neighborhood clean-up. Do not forget to report sites with graffiti to the graffiti hotline at (602) 495-7014 or email reports to: grafbusr@phoenix.gov

Do you want to get more involved in the new year? Here is your chance. There is opening on the BelAir Board. If interested please call (602)604-8629. Thank you.

We Need Volunteers!

We need couriers to help distribute the monthly newsletter. There is a small time commitment (about 1 hour per month). If interested please contact Boyd Puffer for more details at boyd_puffer@hotmail.com

BelAir Board Minutes (cont.)

(cont. from pg. 2) deficit will need to be funded through the General Fund. Retrofitting the alley lights with solar power was also discussed.

Community Update - Phoenix Flood Control bought the land between 23rd and 24th Avenues north of Camelback and plans to build a retention basin with a walkway and lights. Flood Control also bought land around Turney and 21st Ave-

nue and plans to build a retention basin. New City Ordinance states that any new fences that will be over 3 feet tall require a building permit. Graffiti Busters is reporting a 2-3 week response time because of the number of reports received. There was a party at KidStreet Park (on Cambell) December 10th, 2005 from 10:30am to 2:00pm and children received a gift.

New Business:

Next General Meeting/Block Watch Meeting will be Thursday, Feb. 9th, 2006 at the AM Evangelical Lutheran Church Hall. Speakers may include Light Rail Construction and Squaw Peak Precinct Neighborhood Coordinator Speakers.

Next Board Meeting will be January 5th, 2006 at 7pm at Charles Wilfong's house.

Alley Lighting (Cont.)

(cont. from pg. 2) one more year of electric expenses for the lights in the upcoming 2006/2007 grant application. I will keep you informed as to the status of this funding. The City of Phoenix typically notifies recipients of their funding in June of each year.

If you notice an alley light out, please contact me via phone or email so that I can report the outage to APS. My contact information is listed in the newsletter. It is helpful if you can provide me with the pole ID # that is located on the front of each light pole.

Valley "HEAT" (Help Eliminate Auto Theft)

- Lock your doors and roll up windows
- Take your keys with you
- Hide valuables in the trunk of your car
- Secure the vehicle inside your garage
- Park in well-lit and traveled areas
- Store your title in a secure place, not in car
- Consider: using a steering wheel locking device, car alarm, vehicle tracking device, installing a "Kill Switch," having VIN # etched on the windows
- Enroll in Watch Your Car Program www.aata.state.az.us or 888-668-4433

P r e s e r v a t i o n C o m m i t t e e U p d a t e (C o n t .)

(cont. from pg. 3)

As a result, age is no longer the sole factor in choosing which neighborhoods go historic. In Phoenix, like many of those cities mentioned, there are other criteria that any neighborhood must meet before they can begin to be considered a historic neighborhood:

* **Design:** Do the homes possess a distinctive method, period, or style of construction?

* **Setting:** How does the neighborhood fit in with adjoining neighborhoods, landscaping and sidewalks?

* **Materials & Workmanship:** Do the homes possess their original style of materials such as roofs, windows, and doors?

* **Feeling:** Does the neighborhood still call to mind a feeling of a certain time or place?

* **Association:** Does the neighborhood show a link to a noteworthy person or event? Through a good deal of research into how we stack up against these criteria, and through meeting with city officials, we have determined that our best path is not through historic designation.

You may be asking, so what about our property values? What is our best path? First of all, our first step in the preservation of BelAir's character and charm lies in the hands of every BelAir neighbor. As we have reiterated

in the Communicator, Get Involved. Join us for our neighborhood clean-ups. Call Crime Stop at (602) 534-7733 when you see suspicious activity. When you see graffiti, call graffiti busters at (602) 495-7014. Attend the General Meetings and let our city's leadership know that we care about our neighborhood and have a hand in BelAir's future! These are direct and tangible ways that we all can improve safety, quality of life, and property values here in BelAir. Thank you for reading, and have a wonderful Spring!

GRAFFITI BUSTERS
602-495-7014

R E P O R T I N G B L I G H T

B y J o n a t h a n M a s s e y

There have been questions lately about the role of the board in reporting blight issues in our neighborhood. As Mark detailed in this newsletter the association is not a regulatory body and has no authority report or enforce blight, code, or CC&R violations. Reporting these are up to the individual resident.

Here is a quick outline of the blight reporting process works as it applies to our neighborhood:

1. Blight is reported by resident by calling the Neighborhood Services Department (NSD) at 602-262-7844
2. The complaint is logged in to a computer and is assigned a case number.
3. The case is assigned to an NSD inspector.
4. A pre-notification letter is

sent to the blighted property within 48 hrs. If the property is not occupied, step 5 is skipped and an inspection is performed immediately.

5. An inspection is conducted within 10 days.
6. If a violation is found, a Notice of Violation is issued.
7. At the expiration of the Notice of Violation, the property is reinspected.
8. If it is found that the violation has not been corrected, civil or criminal court action may be pursued and/or a contractual abatement may be completed.

The blight reporting process is entirely complaint-driven. Inspectors do not look at properties that have no complaint filed against them, unless they are adjacent to a property that does. This means that if the property you report is next

door, an inspector will take the opportunity to look at yours and surrounding properties for violations as well.

We recommend that, if possible, you speak to your neighbor first about the blight issues before filing a complaint. If financial hardship is an obstacle to the property owners' being able to remedy the blight, financial assistance is available in the form of loans and grants from the city. Call (602) 495-0700 for information and eligibility rules on these programs.

Additional information on reporting blight is available by pointing your web browser to www.phoenix.gov/nsd

CRIMESTOP (602) 262-6151

OUR SPONSORS

Sheffield's @ KATY'S PLACE
4438 N. 19th AVE PHX, AZ. 85015
(602) 264-7657

WALK IN'S WELCOME

INTRODUCING MEN'S DAY MONDAYS WITH \$10 HAIRCUTS FOR THE GUYS
MASSAGE THERAPIST ON STAFF...CALL FOR APPOINTMENTS
THE SALON IS PROUD TO OFFER MARY KAY PRODUCTS & HAS A CONSULTANT AVAILABLE
GIFT CERTIFICATES AVAILABLE FOR ALL OCCASSIONS

*Best in the
West
Builders*

**GENERAL
CONTRACTORS**
*Residential &
Commercial*

Remodeling and Additions

602-418-6100 or 602-739-0000

Ephraim Maor www.BestintheWestBuilders.com
C.E.O. Lic. ROC171764

7th heaven

vintage & more...

"Really cool stuff from the 30's through the 70's"
furniture • accessories • lighting • electronics • jewelry

4200 N. 7th Ave. Phoenix 602-277-4405
open monday-saturday 10:00-5:ish, sunday 12:00 to 5:ish



David L. Brown
Owner

alphaGraphics®
DESIGN, COPY, PRINT, MIRACLES®

702 West Camelback
Suite 6
Phoenix, AZ 85013
p 602/234/2944
f 602/274/8037
m 602/909/3253
dlbrown@alphagraphics.com
www.phoenix106.alphagraphics.com



ADVERTISE IN THE BELAIR NEWSLETTER

Small Ad: \$7.00 (Business Card Size)
Large Ad: \$14.00 (Double Business Card Size)
Announcements: \$7.00 (Births, Anniversaries, Birthdays, Neighborhood Events)

Procedures for Submitting Ads:

1. Submit the ad by email, diskette, or printed form to Sherri Gallagher or Jonathan Massey. It must be exactly as you want it to appear in the newsletter.
2. Contact Sherri or Jonathan about how to submit your payment.