



NEIGHBORHOOD ASSOCIATION

Volume 1 Issue 2

Communicator

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ANNUAL COMMUNITY YARD SALE

The Bel Air Community yard sale will be held April 22, 8am—11am. We will be advertising in the newspaper and on Craigslist. All neighbors are invited to hold their own sales and join in the event! This is a great opportunity to walk the neighborhood and get to know your neighbors! The yard sale to benefit the Bel Air Community will be held at 1702 W. Monterosa. Any donations would be truly appreciated! If you would like to drop goods off for donations, please call Don at (602) 626-5672, before April 12. Please leave a message and he will follow up with you. Shoppers can pick up a neighborhood map at our sale to help guide them through the neighborhood.

*ALL COLORS
ARE THE
FRIENDS OF
THEIR
NEIGHBORS
AND
THE LOVERS
OF THEIR
OPPOSITES.*

*-MARC
CHAGALL*

GENERAL MEETING— WE WANT YOU!

The Bel Air Community General Meeting is scheduled for May 11, at 9am. Come share pastries and refreshments with neighbors as we talk about the new Bel Air community group. We will outline upcoming neighborhood projects, have guest speakers, and raffle off an iconic Bel Air chair. Bring your pet to the meeting and participate in our pet contest! Kids and adults are invited to bring their pets and we will give prizes for:

- Largest
- Best barker/talker/singer
- Best trick
- Best pet/owner look alike
- Smallest
- Best kisser
- Best tail wagger
- Most exotic

BOOK CLUB

The April meeting of the Bel Air Neighborhood Book Group will be Thursday April 4 at 7 pm, at the Community Garden meeting area. We are currently reading the No. 1 Ladies' Detective Agency series, Morality for Beautiful Girls, by Alexander McCall Smith. Please contact Katie at 602-264-5611 or kh1747@gmail.com for information.

THE WORLD IN A BOOK

Did you know BelAir has a little library next to the Community Garden? Many towns and neighborhoods around the country have hosted such libraries, with books and magazines for the whole family. How does it work? Borrow a book and bring it back when you are finished with it. Donations of books and magazines can be made by simply adding them to the shelves.

INTERVIEW WITH COMMUNITY LIASONS

The City of Phoenix has many organizations and departments designed to assist us as homeowners and residents of the city of Phoenix. Certainly there are others who represent the City well, but for BelAir, two people stand out. Lisa Huggins-Hubbard, our Neighborhood Specialist with the Phoenix Neighborhood Services Department, and Aaron Stevens, our Community Action Officer at Mountain View Police Precinct,

both have proven themselves to be great friends of Bel Air over the years. We spoke with them in January on the following questions for their perspectives: "Why do the City of Phoenix and the Phoenix Police Department care about neighborhood associations?" and "What are the main differences between an HOA and a neighborhood association?"



*My job is to be
the resource
person who
bridges the city
of Phoenix and
the
neighborhoods
we serve."*

Lisa: "I have been in my position for 17 years, and I have seen great change in the health of the Valley due to the growth and participation of neighborhood associations in city life. There is only one of me, and there are also not as many other city workers, due to budget issues, as there once were. So, the "dandelion approach," meaning the wide sharing of information through multiple contacts, allows more people to get the information they need to strengthen and help protect their neighborhoods. My job is to be the resource person who bridges the city of Phoenix and the neighborhoods we serve."

Aaron: "I have six years as a Community Action Officer, or CAO. I love my job. I stay in contact with my neighborhoods all the time, checking in through e-mail but also in person. The monthly "Coffee with a Cop" morning gatherings across the city give us regular opportunities to find out what is going on, what people are worried or curious about, and any new issues that they haven't shared yet. These people who pay attention are the eyes and ears for their own streets. We know

that there is power in numbers. The more that people tell us what they are noticing, that becomes a "force multiplier" for us. Sharing information with us turns into action on our part because citizens see what is going on. They *live* in the neighborhoods, we just *work* there. They can pick out the bad guys from the good guys, by noticing who is wandering through and who doesn't belong there."

Lisa and Aaron said that education is the key. Changes happen every day around Phoenix. The direction of those changes depends upon homeowners understanding they have a role to

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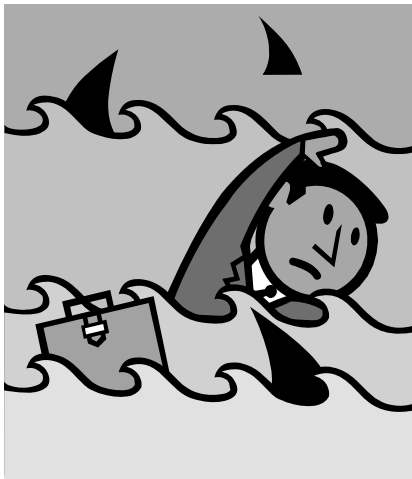


Aaron Stevens Mountain View liaison officer

KEEP SWIMMING, JUST KEEP SWIMMING!

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play in those changes. Based on residents' questions and concerns, city agencies and services have opportuni-



ties to educate not just one-on-one, but also with groups of people. Early information on upcoming events also can be shared if and when a neighborhood group is listed with the City, and thus the city has a contact person.

Both Lisa and Aaron said that if a neighborhood "goes dark" or inactive for a period of time, the City and the police do not know when there is a problem, often until real damage has been done. If there are no complaint calls, if there is no known contact person, if there are no radio calls, then the general security of the area can spiral downward and deteriorate without a signal for help.

I love my job. I stay in contact with my neighborhoods all the time, checking in through e-mail but also in person.

PERSEVERANCE

Lisa: Yes, people get tired, but rather than walking away from a neighborhood's needs, try adjusting the expectations of the group. Simplify the agendas at meetings and activities over the year. Keep training, keep finding ways to connect to the neighbors, keep producing newsletters, and keep doing ride-arounds. Any and all such activities maintain the thread of involvement. After all, pride in ownership comes from participation in activities and projects with others in

your neighborhood. A healthy neighborhood is akin to the best aspects of a small-town. People know who lives where, which children belong to whom, which cars are familiar, what the traffic rhythms are, and what time to expect to see their neighbors walking home from work and school.



IT'S TIME TO WEED AGAIN!!!

"The philosopher who said that work well done never needs doing over, never weeded a garden." -Ray D. Everson

"Give a weed an inch and it will take a mile." -Unknown

"Plant and your spouse plants with you, weed and you weed alone." - Dorothy Day

HOA

— V S —

The differences between the two most common kinds of associations in cities around the country are as follows.

HOA

An HOA (homeowners' association) has power and authority over the relevant subscribers through a compilation of legal documents at the association, state, and federal levels. These governing documents establish legal and organizational structure to the HOA of record, including their Declaration of Covenants, Conditions and Restrictions (CC&Rs), their rules and regulations, their articles of incorporation, and their bylaws.

There are four defining characteristics of a homeowners' association or HOA.

- **all owners are automatically members.**
- **governing documents create mutual obligations.**
- **mandatory fees or assessments are generally levied against owners and used for the operation of the association.**
- **owners share a property interest in the community.**

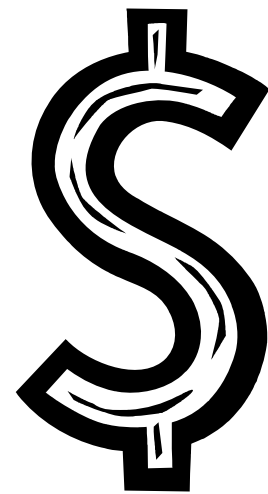
Federal Regulation

Federal law defines "HOA" primarily for tax collection purposes. The definition requires not only that the association be organized and operated for the acquisition, construction, management, maintenance and care of association property as under Arizona state law, but

also that a certain percentage of gross income be derived from membership dues, fees or assessments, and that a specific percentage of expenditures cover care and maintenance of the property. Various federal laws may affect the operation of HOAs. Examples include the Federal Bankruptcy Act and the Federal Communications Act.

State Regulations

Many aspects of HOAs are directly governed by Arizona statutes, such as the Planned Communities statutes, the Arizona Condominium Act and the Nonprofit Corporations Act. The Planned Communities statutes took effect in 1994 and constitute the first regulations pertaining specifically to the formation and operation of master planned community HOAs. Currently, these statutes address assessment increases, penalties, open meetings, disclosure of association records, resale disclosure, penalty and assessment liens, foreclosures, flag and political sign display, vehicle parking and certain affairs of the boards of directors. A management company gets paid to manage the HOA.



NEIGHBORHOOD ASSOCIATION

Neighborhood Association:

By contrast, a neighborhood association is not a legal entity. It is only listed with the City to establish a contact source for sharing resources between agencies and private citizens. There are no dues to pay. There is no power in a neighborhood association. There are no rules or mandates to follow. No one is paid to manage anything. It is a truly unrecognized form of work.

Grassroots-driven

Association by-laws are relevant to the neighborhood, not to the City; they are internal instruments. Though they can be useful, the more complicated the by-laws, the more they can get in the way of accomplishing whatever business an association wants to do. There is no time-line to meet with the City, except for periodic grant reports during the grant year. Therefore, the City does not provide oversight to a neighborhood association. On the other hand, the City can offer resources and expertise to help a neighborhood work through any issue.

Realtors and individuals

Searching for a home to sell or buy very often ask whether or not an area has an association, a newsletter, and regular meetings. This kind of information tells the realtor or home buyer about the health of the neighborhood and what they might expect as a new neighbor. Police officers new to an area of a precinct value association newsletters to read and familiarize themselves with issues in the area.

For a neighborhood, an active BlockWatch team focuses on more than just crime. It can address beautification, too. BlockWatch can connect neighbors to one another through ride-arounds or walking the neighborhood, often stopping to talk with people as they work in their yards. An association that takes the time and effort to write and distribute periodic newsletters to the neighborhood fosters a sense of belonging and ownership of the neighborhood.

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GARDEN CLUB

The Bel Air Community Garden was replanted on February 23rd.

We are always looking for new members!

Contact Jeanne Green: jeannegreen9@gmail.com



FRIENDS OF BEL AIR

Bienvenido

Est. 2012

*Resale Store*4440 N. 19th Ave
Phoenix, AZ 85015
602.247.7767Tues-Fri 11a.m.-6p.m.
Sat 10a.m.-6p.m.Rx's, Compounding
Bio-Identical Hormone
Therapy
Weight Loss Program
Same Copays706 W. Montecito Ave, Phx
North of 7th Ave + Indian School
www.mymelrosepharmacy.com
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(602) 274-9978Monday - Friday,
6:00a.m. - 6:00p.m.

- Nutritious food program for each child
- Ages - 6 weeks to pre-K
- Christian-based program
- Creative curriculum
- DES Approved / DHS LICENSED

**ARIZONA
MEDICAL CLINIC**DR. BAOAN ANDY LE, MD DR. LINDA SOM, MD DR. XUAN VU, M.D.
JILLANE OCANO, FNP HEIDI QUACKENBUSH, PA-C KAREN REAM, PA-C
BOARD CERTIFIED FAMILY PROVIDERS1847 W. Heatherbrae Drive
Phoenix, AZ 85015Phone 602-274-2100
Fax 602-535-3166
ArizonaMedical@gmail.com

Eco Friendly Clinic

M-F 8:00 am - 7:00 pm Sat 8:00 am - 4:00 pm
Walk-ins Welcome**MY MOTHER'S
RESTAURANT**Serving fine food to our Arizona friends
from Central Phoenix for over 30 years.

4130 N 19th Ave. | 602.279.7225

*"A Good Place To Be"***Newsletter Team**

The newsletter that appears on your doorstep every couple of months is delivered by a team of your neighbors, specifically: Doug Stagner, Virginia and Wayne Harmon, Traci Andes, Virginia Anders. Doug, for one, has been delivering them for a decade! We think it's a nice way to take a walk and get to know a couple of blocks in the area better in the bargain. Do you take walks around the neighborhood? Why not deliver a few newsletters as you go? After all, it's only a few times a year. Call Virginia Anders, to help out. Join us! 602-265-8498



**TREASURES OF THE BUTTERFLY
CHILDREN'S RESALE STORE**
4432 N. 19th AVE PHOENIX, AZ 85015
602-265-1944

**Southwest
Gardener®****Local gardening boutique:**handcrafted items, classes, and
gardening supplies.

2809 N. 15th Ave. Phoenix, AZ

602.279.9510

Walt's

(602) 274-6503

The helpful place.19th Ave. &
Indian School Rd.**MISSION STATEMENT**

The purpose of the Bel Air Neighborhood team 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. Questions and comments for the newsletter? Direct to Virginia Anders:

vanders@cox.net