

Neighborhood Association's Focus for 2008

President's Message

My name is Bruce Bilbrey. I want to wish you happy holidays and outline some thoughts for our neighborhood to focus on in 2008. My wife Ellen and I moved into the neighborhood at 215 W. Georgia in 1992 and have watched the Medlock area rebound from flight to the suburbs to being one of the most coveted areas in the city to own a home and raise a family.

We have a number of important items to focus on in 2008, issues critical for the preservation and safety of our neighborhood, and need all of the help and support we can gather to hold our ground on some issues, and gain ground on others. Some of the major agenda includes:

- 1) Monitoring and providing input on the city's plan to review and revise the zoning overlay for the Camelback corridor and Central Avenue. A long line of developers and business interests are putting on a full court press to have much of our perimeter areas re-zoned for high density residential and retail developments. It is vital to our future that we stand our ground and insist the city abide by the current zoning provisions now in place. We are very fortunate to have Rick DeGraw monitoring the city agenda and representing the association's position at zoning hearings and other critical meetings. Please read Rick's update on page 2.
- 2) Crime and vandalism is an ever present threat to our area and we have an aggressive program in place to help insure the safety and beauty of our area. The association has been awarded various city grants to help fight crime and a new growing threat, graffiti. Ellen Bilbrey is administering the grants and is in charge of putting the programs into action. Please see her article on the next page for more details.
- 3) Keeping a watchful eye on the rapid rail development and how it will ultimately impact our internal traffic and our perimeter development.

- 4) Historic preservation and zoning variance applications will be an increasing issue of concern for the neighborhood. The association has taken a firm stand with the City of Phoenix that historic zoning guidelines and laws should be strictly enforced when evaluating variance requests. Everyone in our district has the right to request variances and access the process that is available, and we ask for patience and civility from all as hearings and decisions are rendered. See Kerry Moss' story on page 2.
- 5) Roof Rats are here to stay and abatement programs need to remain in full force. Please see the roof rat information for guides and ideas for ridding the rats from your property (article on page 3).
- 6) Open and transparent operation of your association. I pledge to make all proceedings and financial information available for review to all association members. We will begin posting our financial status and all meeting notes online beginning in January of 2008 and will always include a basic balance sheet report in our newsletters. I want all members to have complete trust and confidence in how your board operates and spends membership dollars.
- 7) Building our membership and attendance at our association meetings is a top priority for me. Please note our membership drive and contribute to your association, and more importantly come to the meetings and be a part of the decisions made. I WILL ASSURE YOU THAT THE MEETINGS WILL BE CIVIL, FAIR AND RELEVANT.

Please feel free to contact me at brucebilbrey@cox.net or my home phone (432-8687) to discuss any concerns or ideas you have about our great neighborhood.



Medlock Place Historic District

Medlock Place Neighborhood Association

5025 North Central, #323

Phoenix, AZ 85012

MPNA Street Representatives

Vermont

Melissa Taylor: rmstaylor@cox.net

Georgia

Ellen Bilbrey: ellenbilbrey@cox.net
279-1406

Oregon

Kerry Moss: 266-2627

Colter

Jon Douglas: jddcnaz@aol.com

Medlock

Robin Moyer: 371-0677

Pasadena

Lisa Brown: 234-0958

MPNA Officers

President

Bruce Bilbrey: 279-1406

Secretary

Anu LoVecchio: 870-0207

Treasurer

Douglas Harter: 266-7167

Members at Large

Ellen Bilbrey: 279-1406

Kerry Moss: 266-2627

JB Runyon: jbrunyon@getnet.net

Terri Schouten: 265-0710

Aldrich Irrigation Association

127 West Georgia, Phoenix, Az 85013

Membership

Rick DeGraw: 264-4396

Scheduling

Lynn Morrow: 277-7445

Irrigators:

Joe Cotton: 433-0264

Steven Coles: 499-8949

Medlock Homeowners Association (Irrigation)

Dick Woodlock: 274-0279

High Rise Rezoning Attempts Never End

by Rick DeGraw

Pressure to increase heights of buildings along the Light Rail Corridor and especially north of the canal on Camelback continues to affect our neighborhood.

Recently Medlock Place joined with Windsor Square and the North Central Homeowners Association to defeat a high rise proposal at Central and Pierson called Omninet. Omninet sought to increase its height restrictions from less than 50 feet to 250 feet or about 25 stories. The issue went before City Council and was defeated.

The developer has once again filed for a zoning variance to exceed the lowered height and the issue will once again come before the neighborhoods and the council. Tom Simplot has stated that he is requiring the developer to meet with each neighborhood association this time and seek input and that the developer must prepare a traffic study as to impact on the neighborhoods.

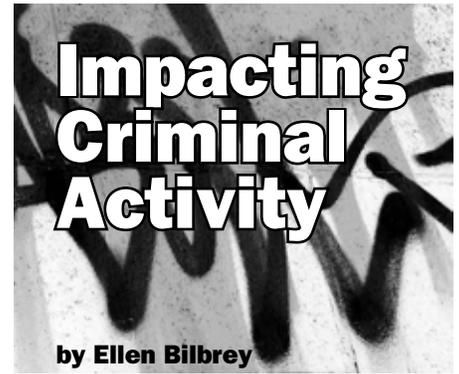
In addition, the city is working with an ASU Urban Planning class to develop a plan for the area along Camelback from 7th Street to 19th Avenue and along Central from the canal to just north of Uptown Plaza.

We will continue to watch these issues and encourage neighbors to learn more and express their opinions to the Council and publicly.



As envisioned by its developer, the view north along Central Avenue just south of Camelback of the 2.2 acre Omninet Phoenix project.

Image Courtesy of Omninet Capital & Destefano + Partners



We have been cleaning graffiti off the alley walls of the businesses along Central and Camelback with the help of Shantiss Payne, the City's graffiti guru. He gave us some of the special cleaner and it works well on many different types of surfaces. We need neighborhood residents to help keep the graffiti cleaned off of walls, fences, stop signs, poles etc. Graffiti is not a meaningless piece of art. It sends a message. Our message back should be we don't tolerate it in Medlock Place! One business actually got pictures of the teens painting on their wall and the pictures were turned over to the police.

The fines are huge for the family of the taggers.

Curbing Burglaries

If you mark your desirable electronic portables with your drivers license number etched into the surface, the items are impossible to pawn as they can be identified by police in any city in America and tracked to you. If you want a brochure and an engraver call me, Ellen Bilbrey, at 279-1406.

Fire and Police Need To See Your House Number

We have the stencils and paint to put your number on your street curb. It may save your life.

Lighting for Security

We have solar powered lights that can go in your public areas around your alleys etc. They are motion sensors and will go on if someone is moving around in the alley. If you need lights in your alleys or any dark public area, call me. We also have money to put one dawn to dusk light in the alley behind Pasadena and Medlock near 3rd Avenue where we have been having problems. I need the neighbors that would be affected by the lights to call me so we can get approvals and get those lights installed.

Medlock Place's Historic Designation May Not Last

by Kerry Moss

Although the protective overlay associated with Medlock Place's historic designation protects the neighborhood from commercial encroachment, it does not address commercial development along its edges and, more to the point of this article, does not guarantee that property owners within the historic overlay will respect and follow historic guidelines.

The City's policing and oversight mechanisms in historic districts are either nonexistent, weak, or unevenly enforced. As a consequence, it takes a combination of two kinds of neighborly participation to ensure the continuance of our architectural heritage and the the continuance of Medlock Place's historic designation. First, when considering property improvements and remodeling, we need to educate ourselves as to the protective limits imposed by City building codes and historic remodeling guidelines. Second, we need to provide our own neighborhood oversight - in other words, act as watchdogs for each other.

Medlock Place is a unique area for several reasons, not the least of which is that within its distinct borders it contains three

decades, from 1926 to 1956, of definitive examples of residential architecture. Add to that the touches of rural character that still remain, its irrigated lots and mature trees, and it's easy to see why we live in a neighborhood which is not only a desirable place to live, but is nationally recognized for its value to the history and culture of our city.

Since April of '03, when Medlock Place was added to the National list of historic places, several homes have lost their historic status. If these losses to the neighborhood continue when individual owners ignore historically oriented remodeling codes and guides, Medlock Place will lose its historic designation, and along with it, the associated cultural and economic advantages, including our overlay protections and our property tax breaks.

Preserve our heritage. Before you start your next home improvement project contact the Historic Preservation Office at 261-8699.

Some Internet resources:

- phoenix.gov/historic
- medlockplace.com/hd.philosophy.html
- medlockplace.com/ord.historic.html

Roof Rats Are Here To Stay

While We May Not Be Able To Completely Rid Ourselves of The Dirty Rats, We Can Lower Their Numbers

You may have found one - dead or alive - in your back yard. Or like some, watched them with something like awe skittering nimbly along overhead phone and power wires. For the past two years these pests have been infesting Medlock Place.

The infestation, if their long history of following humans holds true, will continue. These rats (*rattus rattus*) not only are a disease vector,* they also wreak havoc with fruit trees and are known to destroy electrical wiring.

“Sounds in the attic are often the first indication of the presence of roof rats . . . At night when the house is quiet the rats may be heard scurrying about.”

LAWRENCE M. SULLIVAN, COLLEGE OF AGRICULTURE AND LIFE SCIENCES, UNIVERSITY OF ARIZONA

Other signs of roof rat infestation are smudge marks from oil and dirt rubbing off their fur as they travel. Look for these smudges between rafters and near fence tops. Because they are often living overhead, between floors or above false ceilings, there is less tendency to see signs of roof rat tracks, urine, and droppings.

In neighborhoods like ours where there are a lot of fruit bearing trees, a good indication of roof rat infestation is desiccated fruit found on the ground.

Some Things You Need to Do

- Work together with your neighbors.
- Good environmental management practices, supplemented by the wise use of rodenticides and trapping are the most effective approaches to rat control.
- Harvest fruits as soon as they ripen. Pick up all fallen fruit.
- Never leave uneaten pet food outside overnight.
- Algerian ivy, oleander, bougainvillea, and other thickly matted plants should be thinned and trimmed well away from roofs, walls, fences, utility poles, and trees.
- Store wood and lumber piles on racks at least 18 inches above the ground and

12 inches away from the walls; clean up debris piles.

- Repair leaky faucets and eliminate any other unnecessary standing water.

Rat Carcass Disposal

To protect human and non-target animal health, pick up and dispose of rodent carcasses as soon as they are discovered.

DO NOT handle dead rodents with your bare hands. Pick up carcasses wearing disposable gloves or by placing a hand inside a plastic bag. The carcass, along with the disposable gloves or plastic bag used to handle the carcass, should be double plastic-bagged and disposed of in secured, outdoor trash containers.



Oranges like the ones pictured above – chewed and hollowed – are a positive indication of roof rat infestation. Roof rats may nest in your neighbor's yard but find food in yours. They will travel several hundred feet in search of food and water. They prefer to nest in secluded areas above ground in attics, crowns of palm trees, dense non-deciduous trees and in the upper reaches of wood piles. In hot, dry climates, roof rats may also burrow in the ground. When they do, they use trees, materials stored on the ground, concrete slabs and sidewalks to support shallow burrows.

Some Internet Resources:

ANTI-RAT HABITAT

Learn how to rat proof your yard and house with this 6 page guide available online at:

<http://www.ag.arizona.edu/pubs/insects/az1280.pdf>



Roof rats – also commonly known as black rats or ship rats – can grow to 8 inches long (head and body) with a tail even longer. The pest is slender and agile. If given the opportunity, they will enter buildings, and will often use utility lines and fences as runways. Roof rats prefer to feed on fruits, nuts, ivy, and pet food, but will eat nearly anything to survive, including garbage, bird feed, and dog feces.

RAT TRAP

A highly effective trap and poison bait system has been developed by residents of Arcadia:

<http://www.roofrat.net>

KNOW A RAT WHEN YOU SEE IT

The history and behavior of roof rats in Maricopa County:

<http://www.maricopa.gov/EnvSvc/VectorControl/RR/RRInfo.aspx>

Important Numbers

Sanitation	262-7251
Voter Registration	506-1511
Southwest Gas Leaks	271-4277
Poison Control	253-3334
APS Power Outage	371-7171
Water Services	261-8000
Graffiti Removal	495-7014
Dial-A-Ride	253-4000
Reserve-A-Ride	
Registration	262-1871
Reservations	262-4501
Discount Cab	266-1110
Animal Control	506-7387
Arizona Humane Society	997-7585
Lost & Found	943-7402
ASAP Bee Removal	751-1002
Litter Hotline	712-4683
Councilman Tom Simplot	262-7447

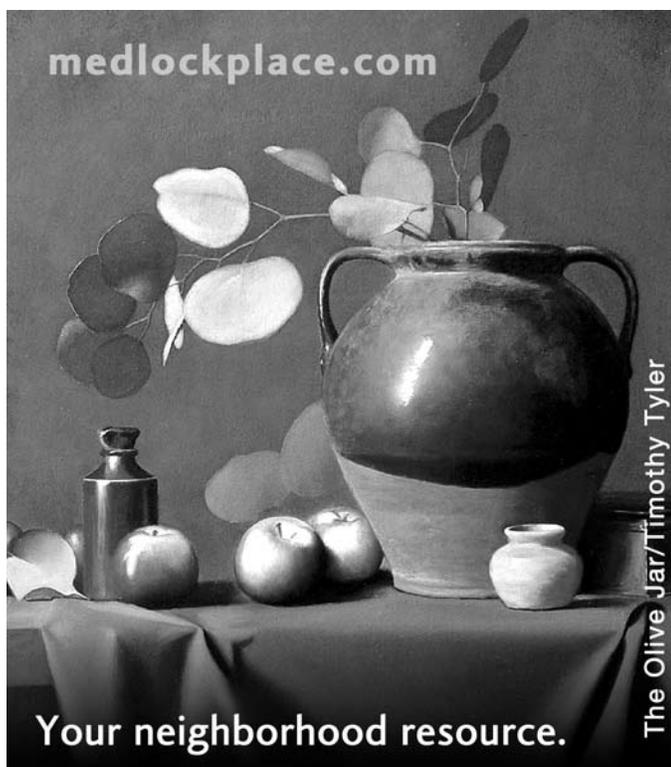
Crime Stop 602-262-6151



*Rats and their fleas are capable of spreading a variety of diseases to humans, including **bubonic plague** and **murine typhus**. While there have not been any recent reports of plague in Maricopa County, the potential for an outbreak may increase as rat populations expand. **Leptospirosis** may be contracted through contact with water or ingestion of food contaminated with urine of infected rats. **Salmonellosis** is a bacterial food poisoning that may be transmitted when rodents contaminate foods.

The Medlock Pages

Medlock Place Neighborhood Association
5025 North Central, #323, Phoenix, AZ 85012



Join Your Neighborhood Association

It's vital that we have as many voting members as possible to better insure representation of the entire neighborhood district. Please join and send a small check for annual dues, most members pay \$25.00 per year. Your dues help insure that we have the funds needed to communicate the issues to our district (over 500 residences), and to carry out special programs like community block sales, roof rat eradication and other community building events. All voting members are involved in decisions on how our funds are spent, so be sure and come to the bi-monthly meetings!

Medlock Place Neighborhood Association
community chest balance as of December 2007: \$6060.64

Checks should be made payable to MPNA and be mailed to MPNA, 5025 North Central, #323, Phoenix, AZ 85012. Please be sure to include your name and address. Your phone and email address would also be helpful.