



Medlock Place Historic District

Medlock Place Neighborhood Association

5025 North Central, #323
Phoenix, AZ 85012

MPNA Street Representatives

Vermont

Jennifer Robertson: 263-7663

Georgia

Ellen Bilbrey: ellenbilbrey@cox.net
279-1406

Oregon

Kerry Moss: 266-2627

Colter

Bobby Chinsky: bchinsky@earthlink.net

Medlock

Robin Moyer: 371-0677

Pasadena

Lisa Brown: 234-0958

MPNA Officers

President

Bruce Bilbrey: 279-1406

Secretary

Ellen Bilbrey: 279-1406

Treasurer

Douglas Harter: 266-7167

Members at Large

Bobby Chinsky: bchinsky@earthlink.net

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

Recap of '08, Focus for '09

President's Message

As a brief re-cap of '08, I feel good progress was made on the two primary issues that were outlined for the year:

1. Building a data base of the neighborhoods residents: We have over 100 neighbors in our email data base and 125 total (some without email). We started with virtually no data base, so it has been a good effort. The data base is critical for our future as we will be in an increasing mode of organizing and responding to critical issues around development and crime. Our goal is to push the data base over 150 for 2009.

2. Increasing our awareness and involvement in surrounding commercial development(s). High density development is the biggest issue and threat to our neighborhood that we will face in the coming years. With last December's opening of the new light rail system we can expect a flood of new development requests on Camelback Road and North Central. Our major activities have been:

- Formation of a new "4 Corners" group representing Medlock Place, Pierson Place, St. Francis, and Windsor Square. We are meeting on a regular basis to coordinate new information and possible responses to development around our 4 neighborhoods.

- Founding member of a new broad based coalition of neighborhoods bordering Camelback Road from I-17 to 64th St. This new coalition called CAN-DO (Camelback Alliance of Neighborhoods for Development Oversight), will provide substantial response capabilities to neighborhoods struggling with complex zoning/development events. This broad based group has been operational since January 1st and will be deeply involved in coordination of responses to new development on Camelback Road. The group includes well seasoned veterans of past developer "wars" around 24th Street and Camelback. Their most recent victory was

over Donald Trump's proposed towers. This coalition will give our neighborhood the experience and muscle we need to stand our ground and insist on responsible development.

We are continuing to monitor traffic issues in our neighborhood and to work with the City on possible solutions to hot spots. Traffic counts from the post Do Not Enter signs on 7th Avenue have been tallied and follow up monitoring on 3rd Avenue is being completed in February. Traffic volume on 3rd Avenue is high enough that we may be able to request some remediation solutions from the City.

We are completing the reorganization of our board and board responsibilities. As we get new members involved we hope to have each board member take on specific duties and at times communicate with the neighborhood members regarding their progress and needs.

We will have the new board structure ready for review by our March general meeting. As agreed in our December meeting, our general neighborhood meetings will convene quarterly, on the first Tuesday in March, June, September, and December. Elections will be held in December with terms commencing in January of each year.

Please monitor MedlockPlace.com to see meeting minutes and ongoing news. As you can see from the attached envelope, we are doing our annual donations/dues solicitation. Please contribute if you can, and don't feel bad if you can't. Also, remember that we can always use volunteer help. This will be a challenging year with City budget cuts that may affect our graffiti removal and other city services. Lets all pull together and keep our neighborhood safe and clean.

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. ■

City Warns Of Fraudulent Palm Tree Removal

by Kerry Moss

As City of Phoenix Historic Preservation Officer Barbara Stocklin mentions in the letter below, attempts have been made to purchase historic area palm trees. Removal of palms in the city rights-of-way without city permission is illegal and can be considered theft. Please contact the City of Phoenix Neighborhood Services, 602-262-7344 if you are uncertain of your property right-of-way.

Further, because of budget constraints

the city has ceased maintaining these palms. It's now up to us to maintain them and keep them healthy. According to Ms. Stocklin this maintenance is about \$25 to \$30 per palm per year.

Information regarding the care of palms and trees can be found at the web site: www.phoenix.gov/FORESTRY.

When Was Your Home Built?

In 2002, Metropolis Design Group completed a city sponsored research of the single family homes in Medlock Place.

The history they uncovered is published at MedlockPlace.com. Among a great deal of other historical neighbor-

hood information you can find there is the historic name associated with your home, the year it was built, and its architectural style (www.medlockplace.com/hd/hd.contributing.homes).

Tax Reductions Are Still Available

If your home is listed in the above mentioned Web page as a contributing home, and you have not yet applied for the tax reduction program available to our district, submit an application by **June 30**. Information regarding the application is provided at <http://azstateparks.com/partnerships/shpo/spt.html>.

Contact Kerry Moss, Medlock Place Historic Preservation Chair, for additional information: 602-266-2627. ■



City of Phoenix
HISTORIC PRESERVATION OFFICE

January 15, 2009

Re: Palm Maintenance and Removal in Historic Districts

Dear Historic Neighborhood Associations:

I am writing you this letter regarding the maintenance and removal of palms in city-designated historic districts. If you are receiving this letter your neighborhood association encompasses at least one city-designated historic district.

Per city code, it is the responsibility of individual property owners to maintain landscaping within the city rights-of-way. In most historic neighborhoods, the city rights-of-way varies from 60 to 80 feet in width, with the street surface typically varying from 35 to 50 feet in width. The city-owned rights-of-way usually extends another 10 to 15 feet or more from either side of the roadway edge to encompass sidewalks, street trees, and landscaping. In some cases, where there are no curbs or sidewalks, the city rights-of-way blends seamlessly into the front yards of private properties.

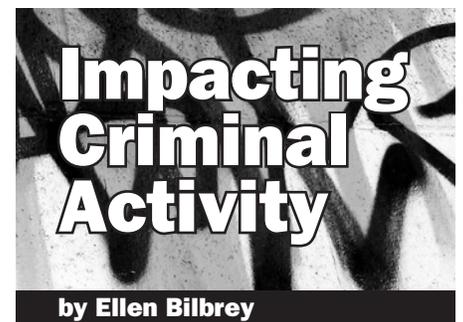
In 2008, the city stopped performing routine maintenance of palms in city rights-of-way due to city budget reductions. Since some property owners do not have familiarity with palm maintenance, the city has developed a helpful brochure on the topic (available hard copy from the Historic Preservation Office or on the web at phoenix.gov/historic.) In many of our historic districts, street-lined palms are an important historic feature, and as such they should be maintained and preserved. Generally, palms are low maintenance and can survive for many decades. Annual costs of maintaining palms are typically in the \$25 to \$30 range per palm, and these costs can usually be further reduced when adjoining neighbors or a neighborhood association join forces for a multiple palm pruning project.

If palms in city rights-of-way are in poor health, they can be removed through a city approval process administered by the City Arborist at (602) 495-3762. Applications to remove palms in historic districts are forwarded to the Historic Preservation Office for review and approval. Palm removal is heavily discouraged on palm-lined streets except in cases where palms are in poor health. In these cases, the Historic Preservation Office would still recommend in-kind replacement to keep the rhythm of palms intact on historic neighborhood streets.

Recently, it has come to our attention that homeowners in at least one historic district have been approached by unscrupulous individuals wanting to purchase palms located in city rights-of-way. Palms located in city rights-of-way are city property. Please be aware that removal of palms in city rights-of-way without city permission is illegal and can be considered theft. Please know that the city can and will take legal action against individuals in historic districts who either sell palms in city rights-of-way or dispose of them without proper city approvals.

While this letter may sound harsh, one person removing a palm on a palm-lined street affects the overall character and integrity of the historic district for both adjacent neighbors and the public at large. We would appreciate your efforts to circulate this letter and information on the palm maintenance brochure to historic district property owners in your neighborhood.

Sincerely, Barbara Stocklin, Historic Preservation Officer



By far, the most common threat to Medlock Place homes is burglary.

The majority of home burglaries occur during the daytime and are committed by males under 25 years of age looking for small, expensive items like cash, jewelry, guns, watches, laptop computers, and other small electronic devices.

70% of burglars use force to enter a dwelling: screwdrivers, small pry bars, and small hammers. Police can only clear about 13% of reported burglaries and rarely catch a thief in the act.

A burglar's selection process generally involves choosing an unoccupied home with an easy entry point, good visual cover, and with an easy escape route.

Burglars posing as door to door solicitors ring doorbells and if no one answers, will try and break into homes. **Always** call Crime Stop at 602-262-6151 if a solicitor comes to your door. Do not open your door to shake hands or take anything they offer. When they leave get a car license number of the solicitor if you can.

Most burglars enter via the front, back, or garage doors. The garage and back doors provide the most cover. Burglars look inside cars for keys after they enter the garage.

Quality Locks and Simple Locks

Use high quality Grade 1 or 2 locks on exterior gates and doors to resist twisting, prying, and lock-picking. A quality dead-bolt lock will have a beveled casing to inhibit the use of channel-lock pliers used to shear off lock cylinder pins. A quality door knob-in-lock set will have a 'dead latch' mechanism to prevent slipping the lock with a shim or credit card. Use a solid core or metal security door for all entrance points. Install a wide-angle 160 degree peephole at about 58" on your front door.

The most common way used to force entry is to simply kick a door open. The weakest point is the lock strike plate that holds the latch or lock bolt in place followed by a glass paneled door. The average door strike plate is secured only by the soft-wood doorjamb molding. Upgrade to a four screw, heavy-duty, high security strike plate and install it using 3 inch wood screws. Use long screws in the knob lock strike plate and at least one long screw in each door hinge.

Sliding glass doors are vulnerable to being forced open because of inherently weak or defective latch mechanisms. Put a wooden dowel into the track thus preventing movement. Older sliding glass doors can be lifted up and off their track. Keep the door rollers in good condition and properly adjusted. You can also install anti-lift devices such as a pin that extends through both the sliding and fixed portion of the door. Place visible decals on the glass door near the latch mechanism that indicates that you have an alarm system, a dog, or a block watch or operation identification in place. Burglars dislike alarm systems, big barking dogs, and attentive neighbors.

An open window, visible from the street or alley, may be the sole reason for your home to be selected by a burglar. Windows have latches, not locks, and therefore should have secondary blocking devices to prevent sliding them open from the outside. Inexpensive wooden dowels work well for horizontal sliding windows and through-the-frame pins work well for vertical sliding windows. For ventilation, block the window open no more than six inches and make sure you can't reach in from the outside and remove the blocking device or reach through and unlock the door.

Like sliding glass doors, anti-lift devices are necessary for ground level and accessible aluminum windows that slide

horizontally. The least expensive and easiest method is to install screws half way into the upper track of the movable glass panel to prevent it from being lifted out in the closed position. Put security decals on the windows.

Neighbors On The Lookout

Get to know your neighbors on each side of your home and the three directly across the street. Invite them into your home, communicate often, and establish trust. Neighbors will watch out for your home. They can report suspicious activity to the police or to you while you are away. Neighbors can see to it that normal services continue in your absence by allowing your maintenance crew to mow your lawn. Neighbors can pick up your mail, newspapers, take handbills off your door, and can inspect your home to see that all is well. Neighbors can park in your driveway to give the appearance of occupancy while you are on vacation.

Allowing a neighbor to have a key solves the problem of hiding a key outside the door. Experienced burglars know to look for hidden keys in planter boxes, under doormats, and above the ledge. Requiring a service vendor to talk to your neighbor to retrieve and return your house key will send the message that someone is watching. This neighborhood watch technique sets up what is called 'territoriality' which means that your neighbors will take ownership and responsibility for what occurs in your mini-neighborhood. This practice helps deter burglaries and other crimes in a big way.

Lighting, Alarms & Home Safes

Light timers should be used on a daily basis. Typically, you want to use light timers near the front and back windows with the curtains drawn. The pattern of them clicking on and off should simulate actual occupancy. It's also comforting not to have to enter a dark residence. The same light timers can be used to turn on radios or television sets to further enhance the illusion of occupancy.

The purpose of good exterior lighting is to allow you to see if a threat or suspicious person is lurking near your entryway or in your driveway when you get in and out of your car. Motion lights are excellent around the house. Exterior lighting on the front of a property should be on a timer to establish a routine and appearance of occupancy at all times. Leaving the garage or porch lights turned on all day is a dead giveaway that you are

out of town. Security lights with infrared motion sensors are relatively inexpensive and can easily replace an exterior porch light or side door light. You can buy them and just screw them in the light fixture. Some have a heat-motion sensor to detect body heat and can be programmed to reset after one minute.

Alarm systems deter burglaries because they increase the potential and fear of being caught and arrested. Use lawn signs and decals on your windows. Alarm systems can monitor for fire as well as burglary and should have an audible horn programmed to reset automatically after one or two minutes. If you have established and nurtured your neighborhood watch buddy system it is not unusual to have a neighbor wait for the police, allow them inside for an inspection, and secure the residence. A neighbor can also call the glass company or locksmith to repair any damage.

Good home safe prices can be as cheap as \$35. You should buy at least one. They also keep kids, dishonest baby sitters or housekeepers from seeing important documents and protect jewelry. Home safes need to be anchored into the floor or wall.

It's also a good idea to buy locking gas caps for your cars.

Operation Identification

The police recommend that you engrave your drivers' license, not your social security number, on televisions, stereos, computers, and small electronic appliances (the MPNA has an engraver you can use). Photograph your valuables in their locations around your home and make a list of their make, model, and serial numbers. This is very important for proof when filing insurance claims. You should keep this list in a safety deposit box or with a relative for safe keeping. Keep receipts of the larger items in case you need to prove the value of the items for insurance purposes. Photocopy important documents and the contents of your wallet. You will be thankful that you took these steps in case your home is ever destroyed by fire or flood, is ransacked, or if your wallet is lost or stolen.

Help From The Association

The MPNA has solar motion lights for your alley and motion detectors for your driveways. If you need someone to help you with your security projects, I can give you some ideas. Call Ellen Bilbrey at 602-432-7941. ■

The Medlock Pages

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

Mailing Address Line 1
Mailing Address Line 2
Mailing Address Line 3
Mailing Address Line 4
Mailing Address Line 5

Around the Hood

■ Dutch Bros. (NW corner of Central & Camelback) is finally under construction and should be open in about 90 days. ■ Postinos (SW corner of Colter & Central - the old Katz's) is planning on being open late spring. ■ Reid Butler (proposed 400 foot high rise on the SW corner of Central & Camelback) has informed the city that they are not planning on going before the city for at least one year.

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 quarterly meetings!

Medlock Place Neighborhood Association community chest balance as of January 2009: \$5884.23

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.

Next Medlock Place Neighborhood Association Meeting
Tuesday March 3rd, 2009. ■



Important Numbers

Sanitation	262-7251
Southwest Gas Leaks	271-4277
Poison Control	253-3334
APS Power Outage	371-7171
Water Services	261-8000
Graffiti Removal	495-7014
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

