



Camelot Village
Neighborhood Association

camelotvillage.org

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May 27, 2022

Camelot Village Neighborhood Association

Annual CVNA Community Meeting Minutes: Stroud Park, Saturday, May 4, 2022 @7:00 PM

CVNA Board Officers Elected at 2022 Annual Meeting

President – Sid Frede

Vice President – Pete Bergevin

Treasurer – Daniel Kyman,

Secretary – Jo Anne Frede

Committees:

Newsletter

Website – Larry Nielson

4th of July 2022 Parade -- New volunteers are working with the Nielson's

December Luminary – Sid Frede

GAIN Halloween Event Chair Person – Position is open.

Annual Meeting Minutes

- Future CVNA stucco/paint repair for block walls along Guadalupe Road and Country Club Way will be evaluated end of 2022. If repair costs exceed treasury, we will obtain cost estimates. If costs exceed what is in the treasury, we and ask for volunteer donations.
- Following members of the Tempe Police Department were in attendance: Cam Johnson (CVNA) beat officer, Molly Enright Community Affairs TPD. Excellent discussion on neighborhood issues and the importance in contacting police if something seems odd in the neighborhood. Don't hesitate to call the non-emergency number with as much

information as possible: Description of suspicious activity, license plate number/vehicle info, location and other pertinent information.

- We had a good discussion on the homeless, Police and community services are working on this situation. Homelessness is a multifaceted problem that is being addressed by city services and external non-profit organizations. Community members can play an important role in this issue that affects all our neighborhoods.
- **Tempe Police Department contact info**
 - Ryan Cook – Police Crime Prevention Officer for South Tempe 480-350-8696
 - Tempe Police Department contact information: Non-Emergency 480-350-8311.
 - Sergeant Hampton 480-858-6025 Cell 480-298-2086
 - Molly Enright 480-858-6148
 - Tempe 311 One call to City Hall 480-350-4311 – the operator can direct you to any city contact.

BY: Jo Anne Frede
Secretary

C: Jim & Joanne Sippel, Sid & Jo Anne Frede, Debi & Larry Nielson, Meg & Caroline Webster, Linda & Pete Bergevin, Daniel Kyman

Note from Sid Frede CVNA President,

Thanks to everyone who attended our annual meeting. It was a pleasure to be able to meet in person again!

Transitions:

- **CVNA Adopt-A-Canal**

Caroline Webster has organized the CVNA Adopt-A-Canal for several years. Camelot Village helps maintain the canal from McClintock to Price Road by cleaning up trash, pulling weeds, etc. The City maintenance crew does the heavy lifting and Camelot does the fine tuning. Caroline is graduating from high school this year and we need volunteers to take over her responsibilities. Please consider volunteering to organize the important task for Camelot Village. This is a great project for high school students looking for Community Service participation for college applications.

She will be organizing a Spring clean up soon and you will have an opportunity to join in and learn the ropes!

THANK YOU CAROLINE!!

- **4th of July Parade and Picnic**

This has been a CVNA tradition for 20 years! We meet at the church parking lot at Guadalupe and Country Club Lane. Tempe Police and Fire join us with Cruisers and Fire Trucks and Kids, Dads, Mom, family, and friends parade to Stroud park for a good old fashioned Picnic and BBQ. Local businesses donate to a raffle which helps raise money for the community. Unfortunately, Covid interrupted our annual event. At the last parade in 2019 we had nearly 140 marchers, bicycles, cars, golf carts, wagons,etc.!!

Debi and Larry Nielson have organized this event since its inception but will be retiring and turning over the event to the next generation. Four community members volunteered to take over the reins. Larry and Debi have it down to a science and will provide the volunteers with the formula and contacts to carry on the tradition!

Many thanks to Larry & Debi for organizing this wonderful community tradition for the last 20 years!!!

Elections of Officers

Jim Sippel has been our Treasurer for many years. He has worked diligently for the community for many years and is retiring the position. Daniel Kyman was elected Treasurer at the meeting.

Officers were elected for the coming year by majority vote of attendees

Sid Frede – President

Pete Bergevin – Vice President

Jo Anne Frede – Secretary

Daniel Kyman - Treasurer

Community events

- Halloween/GAIN party

- Luminaria
- Fix the Walls
- Community Grants (up to \$15,000/yr)
- Other

Commercialization of Camelot

Short Term rentals (STRs) and the corporate purchase of residential real estate are a major threat to communities.

- Tempe has over 2300 Short Term Rentals
 - Less than 500 are registered with the City. Many are not paying taxes
- Arizona – over 52,000
- Every short term rental removes a housing opportunity for a family with kids and pets to live in a community
- Even a non-party house STR disrupts neighborhood
 - Traffic
 - Continuous unknown people next door
 - Concern for safety, children, health, etc.
- Corporations purchased 22% of residential home in Phoenix in 2021
 - 19% of homes purchased in our ZipCode 85283 in 2021
- State laws limit and punish Cities from trying to regulate this intrusion
 - See SB1350 & SB1487 excerpts below
- There are precedents for Neighborhoods modifying CC&Rs to limit STR/corporate rental activity
- Currently in Camelot Village
 - 3 – Short Term Rentals
 - 1 – boarding house
- There was an Arizona Supreme Court ruling in March (MAARTEN KALWAY v. CALABRIA RANCH HOA LLC) limiting the ability of CC&Rs to enforce regulations, which seems to pertain to the ability to limit short term rentals. It may make previous amendments to CC&Rs unenforceable.
- **“Because this ruling is retroactive, there is now doubt cast on the eligibility of amendments that seek to ban short term rentals in communities with CC&Rs. Other changes that may be difficult or impossible to enact include the addition of accessory dwelling units, garage enclosures, satellite dishes, and landscaping alterations.**
- **To read the opinion in its entirety, please click [here.](#)”**
- **I will be contacting City/Private attorney to get an opinion on how this effects neighborhoods. We may not be able to modify our CC&Rs to restrict short term rental in Camelot.**

Here is a background document with links to STRs, Corporate Residential Purchases, economic reports, City legislation, CC&Rs examples, 60 Minute's report, and many others
<https://drive.google.com/file/d/1bFmqDXVpfMQQvQF3rTQRZ94SR4CfGeOD/view?usp=sharing>
I recently gave a presentation to Mayor Woods and Neighborhood Services regarding the danger private and corporate investors present to the quality of life in our neighborhoods. If you would like to see the power point, contact me for link.

Boarding House in Camelot has disturbing history.

- The City is very aware of this situation but has little ability to act. They are monitoring the situation and have contacted the owners. As a part of Tempe Neighborhoods Together (TNT) I have worked with City Staff to review additional codes that could be put in place to provide the City the ability to control/regulate this type of situation. Unfortunately, they would not be retroactive.
- It is important to log formal complaints with the City. The Building Inspector Administrator provided me with links to Tempe website to register a complaint.
- There have been 10 calls for service to Tempe Police in the last 12 months

Contact me if you would like more details.

Here is link to a Nextdoor post of a resident at the boarding house.

https://nextdoor.com/p/s-58LS8M-M5h?utm_source=share&extras=Nzk1MzM0

You may not be able to view link unless you have a Nextdoor login. Here is a partial clip...



Lauren Waggoner

Camelot Village • 16 Mar



Howdy neighbors. I'm looking for some direction. I moved to 1950 E Carmen Rd a year ago this month. I've been through some hardships in the past few years, and having my rent increased by over \$300 was not something I could afford. While perusing Craigslist, I responded to a room for rent ad. I was relieved it mentioned it would not require a credit or background check, even a security deposit wasn't required. Fishy? Yes. Deal breaker, nope. I was desperate, and it couldn't hurt to go look. \$600 a month for a room in a nice house, located in a beautiful area of town, it sounded to good to be true. Made an appointment to see the house. After texting back and forth with the "landlord" Joe for an hour or so he agreed to show me the room that night. Walked about It The entrance to the "room" he showed me had a double door(almost all glass and some wood with several pieces of black construction paper taped to it for an attempt at privacy perhaps?) What I walked into was maybe a 10ft X 10ft room with a broken futon against the wall, and trash left behind from the last renter. Looking up I saw a beautiful sky light which was a bonus since the room had nothing in the way of lighting and only a single outlet. Then 3ft in front of me was the same exact set of doors that I had just walked though only 6ft prior except without the construction paper. No idea how I was going to make this work but for only \$600 a month, for room in a house with a delightful, and aesthetically pleasing exterior, and the slightly questionable interior was a steal. Oh and did I mention the house was a girls only house? Also, I was

- **Background Information on Arizona bills [SB1350/SB1487](#) limiting Cities ability to regulate short term rentals.**

Short Term rentals (STRs) and the Corporate purchase of residential real estate are a major threat to communities.

Sid gave a brief history of the current situation.

Senate bill SB 1350 passed in 2016 by State Legislature removed control of Short-Term-Rental from Cities.

Senate bill SB1487 allowed the State to punish Cities by withholding shared revenue due to the Cities.

S.B. 1350

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Title 9, chapter 4, article 8, Arizona Revised Statutes, is
3 amended by adding section 9-500.38, to read:
4 9-500.38. Limitations on regulation of vacation rentals and
5 short-term rentals; state preemption; definitions
6 A. A CITY OR TOWN MAY NOT PROHIBIT VACATION RENTALS OR SHORT-TERM
7 RENTALS.
8 B. A CITY OR TOWN MAY NOT RESTRICT THE USE OF OR REGULATE VACATION
9 RENTALS OR SHORT-TERM RENTALS BASED ON THEIR CLASSIFICATION, USE OR
0 OCCUPANCY. A CITY OR TOWN MAY REGULATE VACATION RENTALS OR SHORT-TERM
1 RENTALS FOR THE FOLLOWING PURPOSES:
2 1. PROTECTION OF THE PUBLIC'S HEALTH AND SAFETY, INCLUDING RULES AND
3 REGULATIONS RELATED TO FIRE AND BUILDING CODES, HEALTH AND SANITATION,

SB 1487

1 Be it enacted by the Legislature of the State of Arizona:
2 Section 1. Title 41, chapter 1, article 5, Arizona Revised Statutes,
3 is amended by adding section 41-194.01, to read:
4 41-194.01. Violations of state law by counties, cities and
5 towns; attorney general investigation; report;
6 withholding of state shared revenues
7 A. AT THE REQUEST OF ONE OR MORE MEMBERS OF THE LEGISLATURE, THE
8 ATTORNEY GENERAL SHALL INVESTIGATE ANY ORDINANCE, REGULATION, ORDER OR OTHER
9 OFFICIAL ACTION ADOPTED OR TAKEN BY THE GOVERNING BODY OF A COUNTY, CITY OR
10 TOWN THAT THE MEMBER ALLEGES VIOLATES STATE LAW OR THE CONSTITUTION OF
11 ARIZONA.
12 B. THE ATTORNEY GENERAL SHALL MAKE A WRITTEN REPORT OF FINDINGS AND