

A photograph of a sign for 'Camelot Village' mounted on a wall. The wall is light blue with a white textured top section and a brick border. The sign is in a brown, 3D font. In the foreground, there are yellow flowers and dark gravel. The background shows green trees and a blue sky.

Camelot Village

# Camelot Village Annual Meeting 11/28/2023



# Camelot Village Neighborhood Association CVNA

## What is a Neighborhood Association?

A neighborhood association is a voluntary organization of residents who work together to improve and maintain the quality of life in their neighborhood. Associations can form out of concern over a particular issue, or as a means of enhancing the "sense of community" in the neighborhood.

**CVNA – 282 Homes**

of Camelot Village. Camelot I is the Camelot Village townhomes (separate HOA).  
When a house is purchased, the buyer is presented with the CC&Rs (sometimes referred to as Declarations of Restrictions) that define the character and restrictions of the development. The documents are not necessarily easy to find on the Maricopa County Recorder website. The information has been assembled and is now available here.

Sections I, II, III, V are identified on the plot map below with the number of homes in each section.



**CAMELOT VILLAGE I, II, III, V  
282 HOMES**

**Camelot Village Unit I**

[Declaration of Restrictions](#)  
[Plot Map](#)

**Camelot Village Unit II**

[Declaration of Restrictions](#)  
[Plat Ratification](#)  
[Plot Map](#)

**Camelot Village Unit III**

[Declaration of Restrictions](#)  
[Plat Ratification](#)  
[Plot Map](#)

**Camelot Village Unit V**

[Declaration of Restrictions-Original](#)  
[Declaration of Restrictions-Amended](#)  
[Plot Map-Original](#)  
[Plot Map-Amended](#)  
[Amendment to Deed Restrictions](#)  
[Courtland Homes Revocation](#)  
[Cancellation of Trustee Sale](#)

<http://camelotvillage.org/History.html>

# Agenda

- 2023 Events
- Treasurer's Report
- Neighborhood Officers
- Adopt-A-Canal
- Short Term Rental Update (Tempe Codes, ADUs, AirBnB, Vrbo, etc)
  - Modifying CC&R
  - Deed Restrictions
- Neighborhood Grants - \$20,000
- Traffic Control
- Neighborhood Watch
- Luminaria
- Community inputs.....

# Luminaria



# 4<sup>th</sup> of July



# G.A.I.N. / Halloween





# G.A.I.N. / Halloween





# **Treasurer's Report**

# Officers

- President – Sid Frede
- Vice President – Pete Bergevin
- Secretary – Jo Anne Frede
- Treasurer – Daniel Kyman



# Adopt-A-Canal

- CVNA Western Canal
- Price to McClintock
- 1/Qtr Clean up - City does heavy lifting
- Opportunity for Teen Community Service for HS/College
- **Action: Need Volunteer organizer**



# **STR – Short Term Rentals**

**AirBnB, Vrbo, etc**

- **Issues**

- **Profiteering at the expense of Community**

- **Quality of Life**

- **Removing homes from housing market**

- **270,000 homes needed in Arizona**

- **70,000 STR in Az**

- **2459 STR in Tempe**

- **Crime**

- **Property devaluation**

# **STR – Short Term Rentals**

**AirBnB, Vrbo, etc**

## **Long Term Impact**

- Complete change in complexion of Neighborhoods
- > 50% Corporate Ownership
- Loss of Community spirit
- Increase in Crime
- Constant Traffic
- Loss of American Dream of Home Ownership
- Commercial Hotels (unmanaged)
- Isolation of Neighbors
- Escape to more secure locations
- Evacuation of Neighborhoods
- Fortified Neighborhood Homes

# STR – Short Term Rentals

## AirBnB, Vrbo, etc

- History
  - SB1350 – Restrict City ability to control - 2016
  - SB 1478 – Punish Cities who don't comply -2016
- 2018 Legislation
  - Registration/TPT
- 2023 Legislation
  - Tempe's Implementation March 5<sup>th</sup>, 2023
    - **License** & License Fee
    - Neighbor Notification
    - Insurance \$500,000
    - Background Check
    - Emergency Point of Contact
    - TPT taxes
    - Penalties: up to \$3,500
    - Remove License (Mid August 1<sup>st</sup> in Tempe Warner/McClintock)

# **STR – Short Term Rentals**

## **AirBnB, Vrbo, etc**

### **2024 Legislature Proposal**

- **Supported by 100 cities in Arizona**
- **Put a cap on how much of their local housing market can be occupied by short-term rentals.**
  - A city might prohibit less-than-30-day rentals from taking up more than 10% of its houses, for example.
- **Limit the density of short-term rentals by neighborhood.**
  - This is similar to the first proposed change but would apply to specific areas of a city so that whole neighborhoods aren't consumed by rentals.
- **Require short-term rentals to be spaced out.**
  - Cities could require short-term rentals to be no less than three houses away from another rental property, preventing residents from being surrounded by the businesses.



# **STR – Short Term Rentals**

**AirBnB, Vrbo, etc**

- **Communities can modify CC&Rs to limit disruptions**
  - Typical modification – 30 day min rental
    - <30 days – Hotel Tax rate – 14%+
    - >30 days – long term rental – 1.8%
- **CVNA**
  - 4 Major Divisions: I, II, III, V
  - CC&Rs haven't been updated since inception
  - \$5000 estimate to modify
- **Example Communities**
  - Round Valley

# **STR – Short Term Rentals**

**AirBnB, Vrbo, etc**

- **Action:**

- **CC&Rs**

- **Commitment to modify**
    - **Fund Raising**
    - **Committee to meet with attorneys and propose amendment**

- **Deed Restriction**

- **Homeowner may restrict STR operation after sale of property?**

- **Yard Signs**

**• Action: Committee volunteers to pursue and report status & Provide Recommendations**

# **Neighborhood Grant - \$20,000 /Yr**

- **Community Improvements**

- **CVNA grants**

- Sidewalk
- Shade Structure
- BBQ Grills
- Bike Rack
- Game Table
- Playground Equipment
- Camelot Sign Toppers
- Front entry improvement
- Entry Solar Lighting

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# Neighborhood Grant - \$20,000 /Yr

- Ideas?

- Speed Mitigation

- Park?

- Bus stop

- Traffic Circle – Country Club Way

- Can combine with Round Valley – \$40,000 grant

- Other?

- **Action: Need committee to pursue**

# **TRAFFIC**

- **Speeding on Kenwood: N & S**
  - Speed Humps
  - Citations
- **Speeding on Country Club Way**
  - City Project – Broadway to Warner – Pedestrian/Bicycle Friendly
  - Traffic Circle @ Vaughn?
- **Common Sense – SLOW DOWN – Its your Home.....**
- **Grant \$ ??**

# Neighborhood Watch

- 10-15 homes
- Get to know your neighbor
- Familiarly provides safety
- Fun activities
  - BBQ
  - Pot Luck
  - Projects
  - Neighbor Assistance
  - Etc
- **Action: Meeting with Crime Prevention Officer**

**Let the Other Guy do it.....**

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# Next Event - Luminaria

December 16

\$5 per kit – 25 bags, sand, candles

Pickup @ Stroud Park





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# Camelot Village

Thanks for supporting Your Community!!