

El Gheko Neighborhood Association



Dates: Wednesday, February 5, 2020; May 6, 2020; November 4, 2020

Time: 6:15 P.M.

Location!: Hudlow Elementary School Cafeteria, 502 North Caribe Avenue (enter from Caribe Avenue)

MEETING TOPICS:

- 1) Reading of minutes
- 2) Program: Presentation by the TPD Fraud Unit
- 3) Election of Officers and/or By-Laws Change
- 4) Historic Designation discussion
- 4) Other topics as time allows

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EL GHEKO NEIGHBORHOOD ASSOCIATION MEETINGS SCHEDULE !

The first Wednesdays of February, May and November at 6:15 PM. in the Hudlow Elementary School Cafeteria

OFFICER ELECTIONS



Another year has gone by and it is getting to be time for the election of New Officers. President, Vice President, Secretary and Treasurer plus the appointment of three or more NEIGHBORHOOD LIAISONS.

If you are not sure where to go to attend the meeting, go to the El Gheko website and click on the link <http://na.elgheko.us/news.php?readmore=5>.

The February 5th meeting is an important meeting as we need to elect officers and get some Neighborhood Liaisons appointed. This is my fifth year as El Gheko's President and I cannot run this year. It would be good to get some new blood into Officer positions.

Consider running for an El Gheko Neighborhood Association office. The four elected positions are President, Vice President, Secretary and Treasurer. As we don't have a treasury, the Treasurer position is more of a ceremonial position. However, in the event there ever would be a reason to have some money in a bank account for our Association, it would then become a working position.

We also need three, or six NEIGHBORHOOD LIAISONS, one or two each from each subdivision (KINGSTON KNOLLS TERRACE, GREEN HILLS, and EL DORADO). Consider volunteering for one of these three appointed positions.

We changed the month Nominations from November to February. The reasoning being that February seems to best as more attendees, especially of our winter residents, are at this meeting than in May or November. Maybe more interest in running for an office also?

Who can vote? According the Article Three (Membership) of the By-Laws, those eligible to vote are as follows:

The membership of this association consists of residents, property owners, and business owners within the above defined boundaries.

A. Each business qualifies as one member with

one vote.

B. Each Resident, eighteen (18) years of age or older, is entitled to one vote.

C. Each non-Resident property owner is entitled to one vote.

D. Business meetings shall be open to members who are identified as residents, property owners, or business owners within the above defined boundaries.

E. There shall be no dues. All participation and support shall be strictly voluntary.

February Meeting Topics:

- A Tucson Officer will be doing a presentation on the latest statistics for our neighbor and will take a brief Q&A session.
- Discussion on any By-Laws updates and Officer Elections.
- Updates on neighborhood activities.
- Any other topic depending on time left.

MY OBSERVATIONS & COMMENTS

By Tom Wills, President Emeritus



The El Gheko N.A. is **YOUR** Neighborhood Association! To be a total success El Gheko N.A. needs you to be part of the process! Attend this and other meetings to have your voice heard. Also volunteer when help is needed.

The February meeting is very important as it is the elections of the El Gheko Neighborhood Association Officers. Consider running for the following offices:

1. President
2. Vice President
3. Secretary
4. Treasurer (more a ceremonial position)

I am very excited to hear about the Historical Neighborhood possibilities. I sure hope this is followed up on. It would be a great thing to the two mentioned neighborhoods and for the El Gheko Neighborhood Association as a whole.

My Wisconsin Move

Many things have happened since the last newsletter. The most apparent to everyone is that

my Wife Carol and I have moved back to Wisconsin to be closer to our family.

There were several factors that made us move when we did. The first was the realization that if something happened to either of us, the nearest family was in West Bend, Wisconsin. My heart surgery in the summer of 2018 made this point very apparent. So in early 2019 started doing remodeling of our house to bring everything up to standard.

With the able advice of our neighborhood Realtor, Dyann Miller of Long Realty, we got lots of important things done that needed work. Just as we were getting to the final stages of the work, we were contacted by our Granddaughter that a townhouse was available beginning April 1st at the apartment complex that she and her Husband were managers of. Between her and our Daughter they were holding it for us.

So on April 15th we were on our way to West Bend. The very next day we got an offer on the house! The rest is history. In my opinion I must recommend Dyann Miller, our neighborhood realtor, to anyone who is considering selling a home or purchasing a home. She did everything she could to make the sale of our home go smoothly. The fact we got an offer the day after moving out shows what a great job she did. Thanks Dyann!

So now we are living 3 doors down from our Granddaughter's family. Our Daughter and Son-in-Law live across town (West Bend has a population of about 32,000). Plus we have a Daughter and her family (3 children and 2 Great Grandchildren) in Sheboygan, about 30 miles away. And two children and their families in Oshkosh (about 40 miles away) plus my Brother and his Son also in Oshkosh. My Nephew was just installed as the Associate Pastor in family church of the Wills "clan" in Oshkosh. Something I would have missed out on if I was in Tucson.

In August our Grandson-in-Law was activated and is now serving in the Army National Guard in the Ukraine. It was a moving thing to be at the deployment ceremony which we also would have missed if we were still in Tucson.

To close this commentary out, let me just say that we miss all of our friends in the El Gheko Neighborhood. After 30 years in our home, it was difficult to pull up stakes and move, but we felt it was best to move on our terms than having to move because of some medical emergency.

EL GHEKO MEETING NOVEMBER 6, 2019



The meeting commenced at 6:30 pm.

In attendance: Teresa Engle Moreno, Rita and Jerry Tulino, Denise Lisa, Judy Hagler, Lori Patterson, Sam Turner, Al Kackey, Laurie Iverson, Rich Kvale, Jackie Theriault, Susan Dabbs, Carole Nay, Kathy Cowgill, Jonetta Trued and Marty McCune (presenting).

The meeting was called to order by Jonetta Trued, acting president.

Marty McCune from the City of Tucson Historic Preservation Office, gave a presentation on the historic status eligibility of the Green Hills and Kingston Knolls subdivisions. Eligibility criteria includes:

- Age
- Significance
- Quality
- Integrity
- and historic context.

In order for either of the subdivisions to qualify, 51% of contributing properties are needed. The first step in the process is to obtain a determination of eligibility. Marty said the process to establish historic status is often long (up to two years) and can incur expenses (hiring qualified architects or legal representation). Benefits to gaining historic status would include a 50% reduction in property taxes for owners.

Marty shared handouts with the audience about The National Register of Historic Places, which is the nation's official listing of prehistoric and historic properties worthy of preservation. It affords recognition and protection for districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. This significance can be at the local, state or national level.

In Arizona, the Arizona State Historic Preservation Act of 1982 authorizes a reduction in property tax assessment for non-income producing properties listed on the National Register. There is also a property tax incentive program for rehabilitations of listed income-producing properties.

Listing on the National Register does not prevent the owner of a listed property from remodeling, repairing, altering, selling or even demolishing a building. It also does not obligate an owner to make any repairs or improvements to the property.

Marty answered several questions from the audience and after the presentation, several attendees indicated their interest in pursuing historic status eligibility for the subdivisions. The meeting was adjourned with no door prizes being drawn.

PRESIDENTS COMMENTS



Neighbors, please come to the February 5, 2020 meeting of the EL GHEKO Neighborhood Association, where we will continue our discussion about pursuing historic designation for the Green Hills and Kingston Knolls subdivisions. This conversation started when Ward 2 Tucson Councilman Paul Cunningham suggested that our subdivisions may meet the criteria for historic designation. At our last meeting, Marty McCune from the city's historic preservation gave us a presentation on the process of becoming a historic district.

Benefits to those neighborhoods that have obtained historic status in the past, include Historic district designation typically increases residential property values by 5-35% per decade over the values in similar, undesignated neighborhoods.

Both nationally designated historic districts and locally designated historic districts outperform similar undesignated neighborhoods, but districts that carry both local and national designation experience the highest relative increases in property values. The values of new properties within designated historic districts increase along with those of older properties.

Local historic district designation decreases investor uncertainty and insulates property values from wild swings in the housing market. Properties within a historic district are eligible to participate in local tax reduction programs. In Tucson, property taxes have been seen a reduction of 35% to 50%. Designated historic districts tend to have higher rates of participation in neighborhood associations and improvement projects, which protects shared spaces from decline.

The City of Tucson currently has 21 National Register Historic Districts. Six of the nationally designated districts are also designated as local Historic Preservation Zones (districts), as enabled by a 1972 ordinance revising the Land Use Code.

For more information, please go to the city's website: <https://www.tucsonaz.gov/historic-preservation> and review their resources page: <https://www.tucsonaz.gov/preservation/online-resources> for articles, reports and, in particular, the eligibility report.

AT THE MEETING there will be:

1. Light refreshments.
2. A photo display featuring many pictures taken during the construction of homes in the El Gheko neighborhood.
3. A short presentation on the next steps in the process of obtaining historic designation.
4. Opportunities to discuss whether historic designation is a goal neighbors would like to pursue.
5. Election of officers for the coming year (please don't let this item keep you from attending).
6. Four door prizes for winning tickets issued at sign-in.

INTERNET LINKS



Following are some Internet links that El Gheko residents may be interested in:

- To subscribe to the El Gheko email list server, go to the following URL and fill in your email address: <https://groups.io/g/elgheko/join>. The moderator may get back to you to verify if you are a resident. Only residents of the El Gheko Neighborhood may subscribe to the email server
- Visit our Neighborhood Association Website at <http://na.elgheko.us>. Several areas are restricted to registered El Gheko residents such as the Calendar, and the Photo Gallery, plus the ability to do any postings. This is done to protect our privacy
- Hudlow Elementary School at <http://edweb.tusd1.org/Hudlow/>
- For Code Enforcement issues, go to the following to check the status of current violations in our Neighborhood <http://neighsupport.net/codevio/cezgheko.html>