



# ST GREGORY NEIGHBORHOOD NEWS

Brought to you by Joe and James of The Janus Group at HomeSmart –  
Your neighborhood real estate team

## St. Gregory Home Values

James Plotnik, Janus Group at HomeSmart

As residents of St. Gregory I'm sure we are all curious as to what is going on with home values and sales in our neighborhood. Well, here is some information that we hope will be useful to you.

In the first half of 2016 (January 1<sup>st</sup> through June 30<sup>th</sup>) we've had 11 homes sell in St. Gregory. This is up from last year because during the same time frame in 2015 only 7 homes sold. The median price of the homes sold in 2016 was \$249,000 and the weighted average price per square foot was \$144.20. Those 11 homes took an average of 75 days to sell. An interesting discovery I made in my analysis was that since January 1, 2015 we have only had two homes sell for over \$300,000. One home sold for \$315,000 in May of 2015 and another sold for \$346,500 in May of this year.

As of the date this article was written, July 10<sup>th</sup>, we have 10 homes currently available. At the current rate that homes are selling in St. Gregory and if no more homes become available, it will take 5.45 months for all of these 10 homes to sell. If you look at just our little neck of the woods in Phoenix, that 5.45 months of inventory implies that our neighborhood itself is neither a buyer's nor a seller's market; the St. Gregory market is actually balanced.

So how do we compare to the world around us? Here is a handy table that compares St. Gregory to the 85015 zip code and Phoenix as a whole.

	St. Gregory	85015	Phoenix
Average Price Per Square Foot	\$144.20	\$115.95	\$146.99
Median Home Price	\$249,000	\$165,000	\$226,000
Months of Inventory	5.45	2.37	2.88
Number of Homes Sold	11	238	8,254
Average Days on Market	75	60	65

We hope this information is helpful to you. Online valuations like Zillow are convenient to get a starting number, but please keep in mind that there are many factors to consider when determining the value of a home. Things such as condition, upgrades and other unique characteristics need to be evaluated in person. Joe and I are available anytime if you would like to chat about your home and its value. Just give us a call at 602-633-4794. If you would like a quick online valuation of your home visit [www.metrophoenixhomevalue.com](http://www.metrophoenixhomevalue.com). You can also get email alerts when homes sell or go on the market in St. Gregory. Just send me an email at [james@janusgroupaz.com](mailto:james@janusgroupaz.com) letting me know you'd like to be added to the list and I'll get it done.

### NEIGHBORHOOD EVENTS:

## Annual All You Can Eat FREE Ice Cream Social

July 23<sup>rd</sup>, 1.30pm – 3pm  
Phoenix Maranatha Worship Center  
4002 N 18<sup>th</sup> Ave (one block south of Indian School Rd)  
Check our website at [StGregoryInfo.org](http://StGregoryInfo.org) for up to the minute news on this and other neighborhood events.

### Upcoming Events:

Check our next newsletter in September for information on our October Block Party and more community news and information.

Do you have suggestions or ideas for articles in our newsletter? If so, please call Joe or James at 602-633-4794, we would love to hear from you!

### Monthly Association Board Meeting

Meetings are open to all residents and interested parties.

When: Second Thursday of every month.

Where: Locations vary.

Contact Bob Weiser ([rwieser66@gmail.com](mailto:rwieser66@gmail.com)) or Evelyn Billings ([rsvp@stgregoryinfo.org](mailto:rsvp@stgregoryinfo.org)) for location confirmation or to add an item to the agenda.



## DON'T TURN OUT THE LIGHTS!!

St. Gregory Neighborhood Association Board Members

DID YOU KNOW? There are **42 Dusk-To-Dawn alley lights** throughout the neighborhood that are part of our neighborhood crime prevention and safety efforts. The cost of the 42 alley lights is close to \$6,300.00 a year.

The cost to keep the alley lights on was initially covered through a City of Phoenix Block Watch Grant that SGNA has to apply for each year. Over the past three years, the City has steadily cut the monies available for alley lighting, leaving the amount available now and in the future at \$3,000.00. This means your St. Gregory Neighborhood Association (SGNA) has to pay the cost of these lights.

So, it is time to embark on a **SGNA Fundraising Campaign** to have the funds to continue to cover the alley light expenses. In the event that SGNA, that's all of us in our neighborhood, do not make up the difference, the alley lights will be turned off.

Our **Goal is \$6,000.00**. We like to think about it in terms of the protection and safety of all of us who live in the neighborhood. There are just over 400 homes in the neighborhood, so if you were to think about each home's share of the cost, it's only \$15.00 a year. However, SGNA is not a homeowner's association and we cannot bill you for the cost and we cannot assess a fee, like an annual dues amount. What we can do is ask you to consider the benefit of the alley lights in helping each of us contribute to safety and crime prevention in the neighborhood. You have seen the Donation jars at the April Pancake Breakfast, at the July Ice Cream Social and at the October Block Party. We again will have a Donation jar at the July 23, 2016 Ice Cream Social. See you there.

## If You Discover A Swarm Or Colony Of Bees...



Avoid the area and keep children and pets away from the swarm or colony. Don't attempt to control the bees yourself, call a professional. Contact the District

at (310) 915-7370 for assistance or referral. In an emergency dial 911.

As a general rule, stay away from **all** honeybee swarms and colonies. If you accidentally encounter bees, do not panic, but remain calm and quietly retreat until the bees are out of sight. If forced to run, use your arms and hands to protect your face and eyes from possible stings. Quickly take shelter in a car or building. **Do not jump into water for protection.**

**Do not** disturb or tease bees, and **do not** try to remove bees yourself. **Do not** shoot at, spray water at, throw rocks at, or douse bee colonies with chemicals. This will only irritate the bees. Also, **do not** attempt to control bees with aerosol pesticides.

### GENERAL PRECAUTIONS

- Listen for buzzing.
- Look for bees flying back and forth in a straight line.
- Use care when entering sheds or outbuildings where bees may be established.
- Examine work area before using lawn mowers, weed cutters, and other power equipment.
- Examine areas before tethering or penning pets and livestock.
- Be alert when participating in all outdoor activities.
- Do not disturb a colony or swarm-contact a professional.
- Teach children to be cautious and respectful of **all** bees.
- Check with a doctor about bee sting kits and procedures if sensitive to bee stings.
- Develop a safety plan for your home and yard.
- Keep dogs under control when hiking. A dog bounding through the brush is more likely to disturb bees than one following quietly at your heels.
- Leave the area quickly if you are attacked. The attack could last until the victim leaves the area.

### What To Do If Stung

#### FOR STINGS IN GENERAL:

- Quickly move to a safe area.
- Remove the stinger or stingers **as soon as possible**.
- Scrape the stinger out with either a fingernail or credit card if readily available. Pulling out the stinger with your fingers is also an acceptable method since research has shown that removing the stinger as soon as possible is more important than the actual method of removal when it comes to minimizing the venom received.
- Wash the sting area with soap and water.
- Apply an ice pack for a few minutes to relieve pain and swelling.

**FOR MULTIPLE STINGS OR HYPERSENSITIVE INDIVIDUALS:**

- Seek immediate professional medical care.
- Remove the stinger(s) as soon as possible.
- Count the number of stingers removed. This information will assist medical personnel in treatment.
- Watch for breathing and/or vision difficulties.

**City of Phoenix Kicks Off Summer Heat Relief Efforts**

The onset of triple-digit temperatures means it is time for the annual Summer Respite Program.

The city of Phoenix Human Services Department is asking employees and the public to donate unopened water bottles, sunscreen, new underwear, white socks, white T-shirts, insect repellent and prepackaged snack items to be collected at the city's family services centers. The items will be distributed to the homeless by experienced homeless outreach teams. Monetary donations also are accepted.

Residents can bring their tax-deductible donations to any of the city's three family services centers from 8 a.m. to 4:30 p.m. Monday through Friday:

- Travis L. Williams, 4732 S. Central Ave. (602-534-4732)
- John F. Long, 3454 N. 51st Ave. (602-262-6510)
- Sunnyslope, 914 W. Hatcher Road (602-495-5229)

If you have donations but don't have the time to drop them off please call James or Joe at 602-633-4794 and we will collect them from you and deliver them to the family service center.

The city also participates in the Heat Relief Network, a Valleywide program to ensure the safety of homeless people, seniors, disabled and other residents in need during the hot summer months. Each summer, the city of Phoenix works as part of the Heat Relief Network in cooperation with other government agencies, corporations, nonprofit and faith-based organizations to bring heat relief to individuals, families, seniors and the disabled who are homeless and at high risk as temperatures begin to reach more than 100 degrees.

Information about the Heat Relief Network and Summer Respite program, as well as a list of tips on how to stay safe and hydrated during the summer heat, is available: [phoenix.gov/humanservices/programs/homeless](http://phoenix.gov/humanservices/programs/homeless). For more information, call 602-256-4302.

**JANUS GROUP**



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**Crime Prevention Tips**

Neighborhood safety is everyone's concern and responsibility. By working together we can keep our crime low and protect ourselves and our property. Here are some tips to consider:

- Arm your security system, even when you're home. Always arm it when asleep and when away.
- Keep yard gates locked whenever possible.
- Reconfigure large dog doors so that a person cannot get through it. On all pet doors, make sure you can't put an arm through it from the outside and unlock the locks on the inside.
- Make sure you have lighting on your front, back, side porch(s) every night, so that all doors are lit all night long. Dusk-to-dawn sensors are very good for this, they automatically turn on lights at night and off at sunrise. They screw into any existing porch light, and cost less than \$1 a month to power a 25 watt bulb every night (which is sufficient light for this purpose). Low-wattage yard lighting can also be used to light porches and entry doors.
- Avoid temptation. Most crimes are crimes of opportunity. Keep valuables out of sight. Lock your car. Put tools and bicycles away. Don't leave windows cracked.
- Meet your neighbors and exchange contact information. Agree to call each other if any of you see anything suspicious. Your neighbor is closer to you than the cops are, and they know more about your

coming/going than most everyone else, get to know them and keep an eye open for each other.

- If you see someone behaving suspiciously, don't approach them or follow them-- document them and their vehicles by photos or descriptions of their appearance and behavior and call crime stop immediately. Be sure to note which direction the suspect was headed when you last saw them.

**If you see anything suspicious call it in!**

**Emergency 911**

**Non-Emergency 602-262-6151.**

**Community Action Officer, Detective Aaron Stevens  
602-361-0043**

Join the St Gregory Neighborhood Association Block Watch/Neighborhood Patrol the last Thursday of every month at the Mountain View Precinct, 2075 E Maryland Ave, Phoenix, A 85016. RSVP your Community Action Officer, Detective Aaron Stevens 602-361-0043

For more information check out  
[www.phoenix.gov/police/neighborhood-resources](http://www.phoenix.gov/police/neighborhood-resources)

**[www.StGregoryInfo.org](http://www.StGregoryInfo.org)**

**Visit our community website to:**

- Find out about our quarterly meetings and activities happening in and around our neighborhood
- Sign up for our pet registry
- View our calendar
- Find useful phone numbers and links
- Read our newsletters and history
- Learn about our neighborhood Block Watch and patrol programs
- And much more

A huge thank you to board member and webmaster, Ethan Rutkoff, for updating and maintaining this great resource.

**Monsoon 2016 Preparedness Tips**

from Phoenix.Gov

**Before the storm:**

- Consider flood insurance
- Review emergency plans
- Know how to get to higher ground

- Clean out roof drains
- Clean out drywells
- Repair landscaping
- Back up computer data
- Consider generators or battery systems
- Secure outdoor furniture
- Protect valuables
- Unplug appliances
- Shelter and protect pets
- For social media updates follow CityofPhoenixAZ

Prepare a GO KIT, a portable pack that allows you to be self-sufficient for 72 hours after an emergency. The kit should include food, water, a flashlight, batteries, cash, first aid supplies, and medicines. Download PDF at [Phoenix.gov/documents/gokit.pdf](http://Phoenix.gov/documents/gokit.pdf)

**After The Storm:**

- If evacuated, return home after authorities say it's safe
- Be aware of water and debris
- Do not drive through flooded roads
- For insurance, photograph damage to your property
- Call hotlines to report issues
- Visit [Phoenix.gov/update](http://Phoenix.gov/update) for agencies that can help

**HOTLINES**

- Life-threatening emergencies: 911
- Non-emergency police assistance: 602-262-6151
- Report street issues: 602-262-6441
- Report traffic signal outages: 602-262-6021
- Request storm debris pickup: 602-262-7251
- Report power outage: APS 855-688-2437 or SRP 602-236-8811
- American Red Cross: 800-842-7349



**Mark Taylor**

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