

June 2018

WOODLEA  MELROSE



Live * Play * Grow * Flourish

Chair Notes

Jen

Summer is here! Time to enjoy swimming and go on summer adventures. If you don't have a pool, don't forget to make use of Encanto pool. Also if you are taking a trip you might consider letting a trusted neighbor know that you'll be away. I hope to see everyone at the next neighborhood meeting on Tuesday and the last FYF before summer on June 15th!



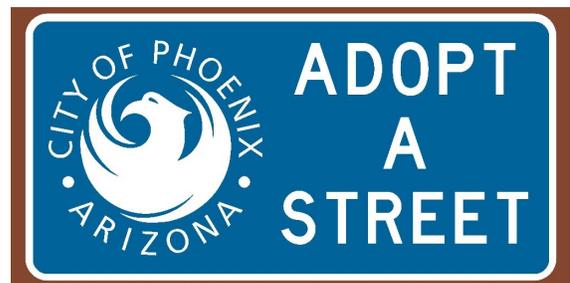
**June Neighborhood
meeting: Tuesday**

June 4th

**Speaker: Lisa Hubbard
Phoenix Neighborhood
Services**



In This Issue



In Every issue



Articles

WM Adopt-A-Street



Woodlea Melrose has teamed up with Grandview to Adopt-A-Street: 7th Ave between Camelback and Indian School. Our first day of clean-up on both sides of 7th Ave was Sat., May 19. Twelve volunteers from Woodlea Melrose cleaned from Indian School to the Grand Canal where we met up with eight volunteers from Grandview who started at Camelback.

Volunteers were provided trash bags, gloves and a neon safety vest courtesy of 7th Avenue Merchants Association (SAMA). They also played a game of Trash Bingo with prizes donated by Stacy's, Copper Star, Scotts Coach Works, Inc. (two gift certificates to The Refuge), and Wag N' Wash. Total value of prizes was nearly \$200.

Our next clean-up will be at 8:00 AM on a Saturday in late August. To volunteer, contact the Woodlea Melrose Grandview Adopt-A-Street coordinator, John Woodland at johnhwoodland@hotmail.com

Show Woodlea Melrose Some Love!

What makes WM so great is what you bring to the table. Looking for ways to show some love?



Summer volunteers needed for the Tool Shed

The Woodlea Melrose Neighborhood Association Tool Shed is in need of volunteers to work one hour each month during June, July and August for a total of three hours. This is a great way to become aware of the over 200 items in the shed and meet neighbors as they drop by to borrow or return tools. The shed is open from 6:30 to 7:30 PM each Monday and Thursday. Volunteers pick the one date each month they wish to volunteer. Please contact John Woodland at johnhwoodland@hotmail.com for more information or to sign up.



Adopt a Planter Box!

There are planter boxes up and down 7th Ave that were donated some years ago, but many now stand empty. How would you like to adopt a box and help bring some life to 7th Ave?

Email: C.A.S.A. (Community Alliance of Seventh Avenue) to find out how!
cason7thave@gmail.com



Donate books to the Little Libraries!

We need adult and young adult books for the little libraries by the Tool Shed on 11th Ave & Roma and, 11th Ave & Mackenzie and 9th Ave & Roma. Clear out a little shelf space and keep the LL filled. Win-Win!

For more info email: info@woodleamelrose.org



The Woodlea Melrose Gardener's Corner

It is late May in Phoenix Arizona and that can mean but one thing; that the summer growing season is under way! By now everyone should be harvesting tomatoes, cucumbers, squash, eggplant and peppers. Bush beans and pole beans should be producing too. Basil is most likely everywhere in the garden if you succession planted it.

June: Next month is usually a very hot one. For that exact reason, not a lot of things get planted during June. One can still plant sweet potato slips and direct seed okra, black-eyed peas, cowpeas, cantaloupe and Armenian cucumbers, which are actually a melon.

For flowers one can still plant hollyhocks, sunflowers, zinnias, Arizona poppy and Mexican sunflower. Herbs that can still be sowed in June are: basil and garlic chives.

July "Shoulder Season" Vegetable Plantings: June is usually when the summer squash finishes and the tomatoes start to go into decline due to the heat. My recommendation is that you start thinking about the July "shoulder season" plantings that you can plant prior to the August and October fall start times.

July 1st is the start of our "shoulder season". The following can be planted out starting then; pumpkin; musk melon; cantaloupe. *

July 15th: sweet corn, pumpkin, winter squash, melon, Armenian cucumber, black-eyed peas, pinto beans, bush beans. Some also plant out tomato transplants for fall harvest, pepper transplants. *

*These plantings are very dependent on our temperatures! If we are having a blistering July without rain, keeping the seedlings alive will be difficult. Make sure to provide ample water and shade from the afternoon sun.

July flowers: Direct sow cosmos, globe amaranth, lisianthus, marigold and sunflowers. They will grow quickly if planted in well-prepared soil and kept well-watered. They will bloom in late summer. Herbs are usually not planted here in July due to the heat.

Plant selection: Look for varieties that do well here in low-desert Arizona. In the summer season, find things that either have short growing seasons or are super heat-tolerant. And direct sow what you can. Seeds are a cheap option and come up quickly here. Plus, many more varieties are available from seed than as transplants.

Locations for success: Choose a location that provides ample afternoon shade. June and July are brutal months here, with very early morning sun and very late afternoon sun. So the plants must have protection from the afternoon sun. These long days result in more total hours of sun exposure. Plan for this. Consider spots along walls, near trees and shrubs. If no natural shade is available, provide it through using supports draped with shade cloth or shade scrims fashioned from supports and cloth that can be moved around your garden.

Indoor plantings: July is an ideal time to start peppers and tomatoes indoors to set out in late August or September for a fall crop. Again, try for short-season varieties given the unpredictable weather.

Above all, please experiment! Visit our nurseries, take classes and consult books and magazines. Our climate allows one to grow almost year-round. Happy Gardening!

WM Residents can request to join the Woodlea-Melrose Garden Geeks group on Facebook by clicking [here](#)



Woodlea Melrose Real Estate Update

By Rebecca Wagner, Turney Ave

These past few months, the average sales price rose from \$280,450 to \$286,067.

Average days on market went up from 43 to 54, and price per square foot went from \$238.35 to \$240.66.

These numbers are over a short three month time variable. To understand what your home value is, you would need to look at the overall market trend, the past yearly sales and seasonal trends with emphasis on the current 3-6 month of sales. Condition and amenities of your home to be factored in as well. The market is favorable if you are selling your home with the inventory of homes for sale being very low in all of metro area Phoenix. As you can see below, we have only one currently listed in the Multiple Listing Service in our neighborhood.

Currently on the market:

1413 W GLENROSA AVE. 4 bed 3 bath 1779 Square ft Listed for \$460,000

Currently Under Contract:

1146 W MACKENZIE Dr. 3 bed 2.5 bath 1378 Square ft Listed for \$399,500

Sold :

4309 N 13TH AVE 3 bed 2 bath 1419 square feet - Sold on 03/29/18

939 W HEATHERBRAE DR. 2 bed 1 bath 1013 square feet - Sold on 04/13/18

917 W TURNEY AVE. 3 bed 1 bath 1125 square feet - Sold on 04/17/18

1132 W TURNEY AVE. 3 bed 2 bath 1551 square feet - Sold on 04/19/18

1302 W GLENROSA AVE. 3 bed 1 bath 1125 square feet - Sold on 04/27/18

4737 N 13TH AVE. 3 bed 2 bath 1196 square feet - Sold on 05/25/18

1110 W MACKENZIE DR. 3 bed 2 bath 1150 square feet - Sold on 05/18/18

Our neighborhood has so many wonderful attributes however, most important are the people who live here. Wishing you all a happy, fun, and safe summer!



Irrigation News

We are so fortunate to live in the oasis in the desert that is Woodlea Melrose. This is due, in a large part, to the wonderful irrigation system we have in place in our beautiful neighborhood. Unlike many other neighborhoods in the Valley, we have the added benefit of hiring irrigation experts to handle the release and dispersement of the water to each property. Les and Robin do a wonderful job of keeping everything in check, but we each have responsibility too!

Here are so tips to help you 'navigate the waters':

If you are doing construction please be aware of irrigation lines underground. The pipes are old and fragile; any breaks or damage to pipes or valves are the homeowner's responsibility. Please contact a member of the Irrigation Board for information or service provider recommendations (480-529-7330).

Each property must maintain clear waterways, and berms high enough to ensure you receive your complete allotment of water. Robin and Les run the water to fill each individual yard, and this becomes harder to manage or gauge when water overflows from one yard to another.

For scheduling purposes, irrigation generally runs between February - November. Irrigator fees are due to Renee Cooperman by President's Day in February. The schedule is posted in the SRP box on the corner of Heatherbrea and 11th, and you can also check online via: <https://water.srpnet.com/quickview/schedule> and searching for our subdivision schedule using number 960076.

If there is a problem during irrigation, please try your best to flag down our irrigators Les or Robin. If they are unavailable, you may contact a member the Irrigation Board.

Thank you for keeping Woodlea-Melrose green and beautiful!

Irrigation Budget Community Meeting at 6:00pm on Monday, June 18th at the home of Renee Cooperman - 4201 N. 15th Avenue.
Residents are welcome to attend and participate.

For more info email: info@woodleamelrose.org



Pay your annual dues -just \$10- and get a WM coffee mug! We'll do a different icon each year so you can collect them all. You can pay your WM annual dues [HERE](#) anytime.





Neighborhood Meetings 2018

Tuesday, June 5th
Tuesday, September 4th

When: 7pm to 8pm

Where: Seventh Day Adventist Church, Community Room
777 W Montecito Avenue

Irrigation Budget Community Meeting - Monday, June 8th

When: 6pm

Where: Home of Renee Cooperman

WM Shred Event - Saturday, September 29th 2018

When: 8am to 11am

Where: TBD

WM Yard Sales - Sat + Sun, October 6th and 7th 2018

When: 8am to 11am

Where: Your yard or driveway!

Block Party Cookout - Saturday, November 3rd 2018

When: 5pm to 9pm

Where: TBD

WM Luminary Event - Saturday, December 22nd 2018

When: 5pm

Where: Entire neighborhood

Weekday Roundup

Erin Hageman, Mackenzie Dr.

Every once and while we find ourselves with a free evening during the week. It's rare, but it happens. Next time we find our schedules empty, we'll check out one of these cool local recurring activities instead of watching TV in our underwear.

MONDAYS

Free Games All Night: Valley Bar, all day

In my mind, Monday is synonymous with 'blah'. Shake of the work malaise with free games including pool, darts, shuffle board and skee ball at this hipster haunt. 21 and over.

It Takes Two: Clever Koi, Monday AND Tuesday, all night

Grab your best bud or significant other and dig into the best food & beverage pairing in town. Choose any two (2) rice or noodle dishes and pair it with four (4) draft beers for \$40. Or, substitute any four (4) of the cocktails from the "classic" list or a bottle of wine from the BTG list for an additional \$10.



TUESDAYS

Harkins does Tuesday Night Classics for just \$5! Shows start at 7pm
And you can see them from any Harkins in the Valley- including right by us at Christown. Check their website to see what's playing this month [Harkins Theater](#)

Trivia Night: [DeSoto Central Market](#) 7pm to 10pm
Bring your Brain, Friends, competitiveness, and hunger for food and/drink!
General Trivia to test the seasoned at heart or the beginner who is jumping into the fun! Prizes to be awarded to top 3 groups!

Taco Tuesday: [Joyride Taco House](#) 2pm to close
You can get \$2 tacos in varieties such as braised beef, shrimp, chicken tinga, baja fish, and more. The Tuesday night specials also includes handmade margaritas for \$5 each -- and from 2 to 6 p.m you can double up on deals by taking advantage of the restaurant's weekday happy hour. Those specials include \$4 guacamole, \$6 ceviche, and \$5 Mexican beer pitchers.



Dollar Tacos: [Thirdspace](#)

This funky eatery on Grand Ave boasts \$1 street tacos and \$3 house margaritas. Yes, you read that right: tacos for 100 pennies a piece. Start searching those couch cushions.

WEDNESDAYS

FREE Art: Phoenix Art Museum Free every Wednesday from 3pm to 9pm
Admission is also free, though a donation is suggested, on First Fridays, Second Saturdays and Second Sundays.



Trivia Night: Carly's Bistro, 7pm

Make hump day more exciting by capping it off with Trivia Night. The right answers to questions about movies and music can get first-, second-, and third-place winners some awesome prizes.

Midweek Mind Tweak: Co+Hoots, 12:30pm to 1:30pm

Co+Hoots is a collaborative work space that offers midday talks every Wednesday on small business topics, ranging from copy writing to business plans.

THURSDAYS

Trivia Night: George & Dragon, 9pm

This pub is in biking distance from our 'hood and throws down a fiercely competitive and hilarious trivia night. The 40 question game runs straight through, no breaks, for upward of two hours, and winners receive comped bar tabs.



FRIDAYS

Third Fridays: Downtown PHX

We all know about the lively First Friday art walk and street festival, but the Third Friday of the month is also getting some attention. Independent artists and gallerists host wine and cheese receptions on Roosevelt Row and while the air is still festive, it's a bit less crowded.