

# HUDSON MANOR

## NEIGHBORHOOD ASSOCIATION

AUGUST 2010 NEWSLETTER

Visit our Web site: [www.hudsonmanor.org](http://www.hudsonmanor.org)

*Hot Fun in the Summertime*

### SAVE THE DATE! NEIGHBORHOOD MEETING

Neighborhood Historic Preservation Part 2

### AT THE KNIGHTS OF PYTHIAS HALL

1606 E. APACHE BLVD.

MONDAY, SEPT. 13TH AT 7 P.M.

The Tempe Historical Preservation Commission finished their survey of the neighborhood last spring. They used Criterion A guidelines (Location, Setting, Feeling and Association.) 69% qualify. You can see what homes contribute and which don't. It is posted on our Neighborhood Web site [www.hudsonmanor.org](http://www.hudsonmanor.org).

Remember whether your home qualifies or not you would still benefit from the Historic Designation. The Commission would like to talk to us about the next step, the waiver process. Please join us NEXT MONTH.

### HENS YES; ROOSTERS NO

The Association is getting complaints that there are a few neighbors that have roosters in their yards. They can be heard crowing in the morning. City codes allow up to 5 chickens per household but roosters and peacocks are prohibited. Please respect your neighbors and remove the roosters.

### MY THREE DAUGHTERS



Stephani and Kyle Woodson added another little girl to their family on Hudson Street. Maeve and Adele (left) welcomed their new sister Esmee Anne Etheridge Woodson on Monday, July 19th. Congratulations!

### WHO IS HMNA?

Hudson Manor Neighborhood Association current officers are:

**Phil Amorosi**, Chair 480-968-5530

**Janet Demars**, Treasurer 480-829-9265

**Dan Mayer**, Vice Chair 480-966-3207

### HMNA STILL COLLECTING NEIGHBORHOOD DUES

There is still time to **contribute \$12** (or more!) to the Hudson Manor Neighborhood Association. The dues is voluntary because we are a neighborhood association not a home owners association. We still need money to function. Please make checks out to our treasurer: **Janet Demars at 1508 E. Cedar St.**

### HUDSON NOW ON FACEBOOK



As another way to keep in touch with your neighbors and to post notices about the neighborhood Hudson Manor has joined Facebook. Type in Hudson Manor Tempe and become a friend. Special thanks to our Web master **Linda Martin** for setting this up.

### DO YOU HAVE NEWS YOU WANT TO SHARE?

Let us know and get the latest information and participate in decisions that don't make it in the newsletter when you sign up to be on the neighborhood email tree. E-mail: **Phil Amorosi** at: [philamo@cox.net](mailto:philamo@cox.net).



### MEG BURTON-CAHILL RUNNING FOR JP

Our long time neighbor and recently retired state senator **Meg Burton-Cahill**, has decided to run for Justice of the Peace in the University Lakes District which is roughly the east side of Tempe. If you have questions about what the Justice of the Peace does or would like to help Meg you can contact her at 480-363-6344 or email: [megburtoncahill@yahoo.com](mailto:megburtoncahill@yahoo.com). She lives at 1531 E. Cedar St. Good luck, Meg!

Support our GAIN Night Sponsors. Liquor Express supplied the refreshments and Target supplied the raffle prizes.



Above are some of the 25 members of the Faithful City Church who clean up Hudson Park on a regular basis. They partner with the city who supplies all the tools and bags. That is Larry our park's maintenance man in the lower right photo with the supply trailer. In the center photo on the right is Pastor Sanghoon Yoo, the man behind this gracious act of volunteerism.

## HUDSON PARK GETS ADOPTED

The Faithful City Church on Apache Blvd. has partnered with the city and adopted Hudson Park as their community project. They have cleaned the park three times so far this year and end with a BBQ lunch at noon.

Pastor Sanghoon Yoo believes in community service not preaching. He loves the park, the people at the park and the whole neighborhood!

HMNA cannot thank Pastor Yoo enough. The park always looks so nice after his congregation cleans up. There are usually 25 bags full for the city to pick up when they get through. If you would like to help the next time they are here, find out more or just thank the pastor you can contact him at 480-703-6993 or email: [sanghoon.yoo@gmail.com](mailto:sanghoon.yoo@gmail.com).

## NEWTOWN, CDC COMING TO HUDSON

The Association was recently notified that the family of long time neighbor **Margaret Gisolo**, who passed away last November, wanted to sell her house at 1521 E. Cedar St. They wanted to sell it "as-is" for a very low price. An email was sent to neighbors on our email list to see if anyone was interested.

Your HMNA Chair, Phil Amorosi is on the board of Tempe's permanent affordable housing association, Newtown, CDC. This house fell within their purchasing range so he contacted their executive director who

checked out the house and immediately put a bid on it that was accepted.

This is good news for Hudson Manor. After the house closes escrow Newtown will come in and invest tens of thousands of dollars to improve the house and make it more energy efficient. It guarantees that the house will always be owner occupied. They sell to first time home buyers that go through education classes to learn what it takes to maintain a house.

It will be affordable to the buyer because under the Community Land Trust system, the buyer is only purchasing the house. The land stays with Newtown so that is taken out of the purchase price for the family but not the total value of the house. This also insures that the house will be maintained because Newtown still has a stake in the property. Newtown has been around for over a decade and has 46 properties in Tempe with more in other east valley cities. Two Newtown houses are in the Jen Tilly neighborhood just west of Hudson park.

If you know someone who wants to be a homeowner this could be the way to make their dream a reality, they can contact Newtown at 480-517-1589 or go to: [www.newtowncdc.org](http://www.newtowncdc.org).

## REPORT ANY SUSPICIOUS ACTIVITY

The police non-emergency number is 350-8311. Our Beat 15 Sgt. is **Carlos Benavidez** call **480-858-6059** or email: [carlos\\_benavidez@tempe.gov](mailto:carlos_benavidez@tempe.gov).