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ARCADIA Home & design

SUMMER 2019

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Featured Home



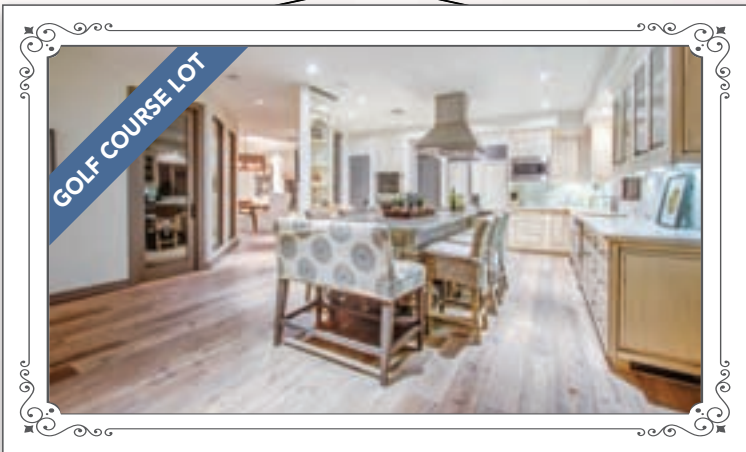
7502 E. Sage Drive Set on 1.20 acres of land and nestled in one of the most amazing, private neighborhoods in the Arcadia area. This updated traditional ranch has 3400 sqft in the main house with 4 bedrooms plus a detached guesthouse. Absolutely incredible property. **Offered at \$1,850,000**



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4320 E. Highlands Drive Sweeping City Light and mountain views are captured from this fully renovated, charming Old World Hacienda. 3,800 sqft, 2 bedrooms plus den and a 7-car garage. A private sanctuary in the sky. **Offered at \$1,485,000**



8225 N. Golf Drive Stunning and Elegant, recently renovated and professionally designed Camelback Country Club Estates Golf Course Lot home! 3 ensuite bedrooms plus an office, right out of a magazine. **Offered at \$1,895,000**



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May 2019

Arcadia News

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EDITOR'S NOTE

We're home again! This seasonal publication has always been a hit with readers, so we're pleased to

bring back Arcadia Home & Design.

As summer approaches, Arcadians will find themselves spending more time outside, relishing the cool morning temperatures and cloudless skies. The afternoons will give way to the heat and families will spend their days swimming in the pool, holding barbecues and enjoying all their neighborhood has to offer.

In that spirit, this issue of Arcadia Home & Design is all about enjoyment. We show you how to create a backyard garden, with tips to help vegetables grow and thrive. There is also a piece about reinventing backyard spaces, whether sprucing them up with some new décor or building your own chicken coop!

Luckily, Arcadia's weather is usually 10 degrees cooler than anywhere else in the Valley. With that in mind, grab a drink, put on a swim suit, and head to the backyard for a summer of fun and relaxation.

Please reach out to editor@arcadianews.com with feedback or story ideas. We will return with another edition in November. So until then, thank you for reading both Arcadia News and Arcadia Home & Design.

—mallory

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AN EXTENSION OF YOUR HOME *Reinventing* YOUR BACKYARD

By Rachael Bouley

If you're looking to remodel and reinvent your backyard, now might be the time to do it. Here are a few of the most sought-after styles and appealing amenities that will breathe new life and put a modern twist on your backyard.

Extend the Inside Outside

Rather than treating them as separate spaces, the backyard should be an extension of the interior. One way to achieve this is to create a transition through landscaping, layout, furniture and accessories. Outdoor rugs are built to handle the elements, while creating the same sense of interior comfort. Outdoor seat cushions and throw pillows are available in a multitude of colors and patterns and can soften backyard furniture made of metal or wood. Real or artificial potted plants are colorful accompaniments along with outdoor mirrors and artwork.



Outdoor Kitchens

From the soccer team pool party to the evening neighborhood get-together, the outdoor kitchen certainly makes it easier to be the host. Fans of wood-fired pizza can make their own at home with a backyard brick oven, which range from simple grill additions to elaborate stand-alone creations. An outdoor refreshment fridge trumps a bulky cooler full of ice. From portable grills to permanent structures, there is a proliferation in the outdoor kitchen space. Not only are they convenient, they can be a benefit when it's time to sell the house.

"Outside kitchen spaces are definitely a bonus when comparing a house with one versus one without," said Arcadia Realtor Heather MacLean.



Lounge Seating

Kristen Ross, the principal designer at Keen Eclectic Interiors, says that bright colors and lounge chairs that swivel, swing or hang are much desired in backyard design today.

"It's all about movement and feeling young," Ross said.

Depending on the level of sunlight a backyard receives, plastic or real wood and wicker are ideal for lounge-style seating. Indoor/outdoor rugs and covering furniture in Sunbrella fabrics helps them last in the outdoors.





Balance of Light

Another trend to think about is the combination of shade and filtered light. “Most people want to feel some sun in the winter but some shade in the summer,” Ross said. “Deciduous vines are a great solution over a trellis or pergola structure.”

She also recommends purchasing laser-cut or perforated steel, made here in Phoenix and available directly from local artists or metal supply companies, to create a thatched roof-style structure that enables filtered light and great shadows.

Doors and Walkways

To achieve an easily accessible backyard, it may make sense to update or create a new outdoor entrance. While a glass wall/door system may be on everyone’s wish list, the price tag can put it out of budget for many. This doesn’t mean there aren’t options that provide a stylish, similar look. Ross recommends a 12-foot French sliding glass door with sidelights, which “still offers a wall of light and great function as the opening is six feet wide.”

Ross also recommends keeping walkways clear, particularly from the main door to the exterior space. “People need at least three feet for a hallway so try to keep an area open for walking.”



Plants and Shrubbery

Ross’ top suggestion for backyard design projects is to choose a single area of focus with a limited budget.

“With \$500, maybe you could add all new pots of the same color family with different sizes,” Ross said. “You can choose an inexpensive and fast-growing plant for all of these pots, such as elephant food or potato vines. Think simplified containers with the same plant in each.”

Plant placement depends on personal preference, but Ross says to keep in mind that the transition from inside to outside will be more natural and easygoing if you include some plants.

“Placing outdoor furniture outside brings the inside out...but placing plants near the door to the outside will bring the outside in,” Ross said.



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GROW A GARDEN

in the Arizona heat

Featuring nearly year-round heat, Arizona presents gardeners with a challenge when planting an outdoor garden. Here are three pieces to the puzzle courtesy of our local experts.

LOCATION

The area should have plenty of morning sun and afternoon shade. Most vegetables do well with six to eight hours of full sun. Leafy and root vegetables need partial shade.

“Be sure plants needing shade find protection as temperatures heat up and the sun moves north. Newly planted trees will appreciate filtered light rather than direct sun, which goes a long way towards easing the summer heat stress,” said Bill Jones of Arcadia Color Garden.

“With some strategic shade over spring vegetables, you can continue harvesting into the summer months. Peppers, squash, eggplant and even some tomatoes will last into the summer with proper watering, an organic fertilizer, and that ‘all-important’ shade cloth,” Jones said.

SOIL

Loose, fertile, level soils work best. Once the layout of the garden is decided, choose what to plant. During the summer months, veggies and herbs such as asparagus, beans, Malabar spinach, sweet potatoes, okra, sweet corn, tomatoes and basil will grow well.

You should test your soil to see how much fertilizer you need, which also means getting the right nutrients, depending on what you’re planting.

“Continue to fertilize plants regularly to replenish lost nutrients,” said Melinda Walton of Berridge Nurseries.

WATER

“Evaluate your watering schedule; too much water can be just as detrimental as not enough,” Walton said.

Vegetables need around an inch of water a week while growing. Double-check that the soil is wet to a depth of 12 inches. Plants in containers need more frequent watering than those in the ground.

“As a general rule of thumb, we encourage to water longer but less often. Ensure you are watering deeply enough to saturate the entire root ball to encourage deeper rooting which helps establish stronger, healthier plants,” Walton said.

WHEN TO PLANT *your* GARDEN



= Transplant



= Seed

FRUIT, VEGETABLE, HERB	TIME TO HARVEST	MAY	JUNE	JULY	AUG	SEPT	OCT
ARTICHOKES	6-8 months						
BASIL	T: 30 days S: 60-75 days						
BEANS, PINTO	60-90 days						
BEANS, SNAP	60-90 days						
BEETS	60-80 days						
BLACK-EYED PEAS	90-120 days						
BOK CHOY	45 days						
BROCCOLI	T: 90-100 days S: 120-130 days						
BRUSSELS SPROUTS	T: 100-120 days S: 130-150 days						
CABBAGE	T: 80-90 days S: 120-130 days						
CARROTS	60-100 days						
CAULIFLOWER	T: 90-100 days S: 120-130 days						
CELERY	120-150 days						
CHARD	60-90 days						
COLLARD GREENS	80 days						
CORN, SWEET	70-90 days						
CUCUMBERS	60-90 days						
CUCUMBERS, ARMENIAN	55 days						
ENDIVE	80-120 days						
MELONS, CANTALOUPE	80-120 days						
KALE	60-90 days						
LETTUCE, HEAD	50-100 days						
LETTUCE, LEAF	50-90 days						
LEAK	180-200 days						
MUSTARD	35-45 days						
OKRA	70-100 days						
ONIONS, GREEN	90-100 days						
PARSNIPS	100-120 days						
PEAS	60-120 days						
PEPPERS	90-120 days						
SWEET POTATOES	120-160 days						
PUMPKINS	90-120 days						
RADISHES	40-60 days						
RUTABAGAS	100-120 days						
SPINACH	40-90 days						
SQUASH, SUMMER	60-90 days						
SQUASH, WINTER	90-120 days						
SUNFLOWER	90-110 days						
TOMATOES	50-120 days						
TURNIPS	90-120 days						

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Release date: November 1

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Contact Roni Mier at
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- Add shade cloth or move potted plants to shadier spots to get more time from your vegetables and spring flowers.
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Two downsizing options for Arcadians Walk to restaurants and shopping



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Enjoy all of the perks of resort-style living in this stunning 2800 sqft 3 BR, 3.5 BA located on the 7th fairway of the Arizona Biltmore Links Golf Course. From a beautiful remodeled kitchen with granite countertops, stainless steel appliances and walk-in pantry to the stylish dual en suite masters, this home is remarkable! High vaulted wood beam ceiling in the living room, and rich hardwood floors throughout. It's outdoor living at its finest with several patios, a firepit, built-in BBQ, refreshing pool and spa - all w/golf course and mountain views and only steps away from Biltmore Fashion Park & the Biltmore Hotel. Don't miss out on this special property. \$925,000.



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Homes for hounds

Elaborate dog houses fetch donations for AAWL

There are some who are all about extravagance when it comes to their fur-child. Jewel-encrusted leashes, self-refilling water dishes, outdoor shoes and outfits – no expense is too lavish. This was sort of the idea behind the 5th Annual Design for Dogs event hosted by Facings of

America. This custom dog house design and build competition is a fundraiser that benefits Arizona Animal Welfare League (AAWL), the oldest and largest no-kill shelter in the state.

In 2018, the state-of-the-art designer dog house competition raised \$20,000 for AAWL.

This showcase challenges participants to think outside the box to produce unique dog houses that will fetch a handsome price. Since the dog-centric event debuted in 2015, it has attracted local architects, interior designers, builders and industry partners.

With its determination to give back to the community, Facings of America leaders were eager to pursue a partnership with AAWL because of its inspiring motive, philosophy and work ethic. While every year has been memorable, 2019 marks the most successful event yet with more sponsorships than ever before.

“We are so excited to be able to support an organization as great as AAWL,” Rheagan Mulvey

of Facings of America said. “Design for Dogs is all about raising both money and awareness for rescued animals.”

This year, 13 design and build teams accepted the challenge to construct dog houses to be auctioned in support of the cause. Each house was different, but some of the most innovative and memorable features included solar-powered lights, custom taps for water bowls and shag carpet.

“Design for Dogs was an incredible event that raised much-needed funds to help AAWL fight against pet homelessness. We are so grateful to Facings of America and our community for the outpouring of support,” said Michael Morefield of AAWL.

With impressive craftsmanship and effort on full display, teams were up for awards including People’s Choice and Best in Show.

The winner of the Judges’ Choice and Best in Show was “5,000 Bones” by Slabhaus.

“Being around so many talented designers was an



Paw-ffee Table | 80 Degrees.



*People's Choice winner: Modern Mutt Hut
Ownby Design + Cyber Technology.*



*Best of Show and Judge's Choice winner:
5,000 Bones | Slabhaus.*

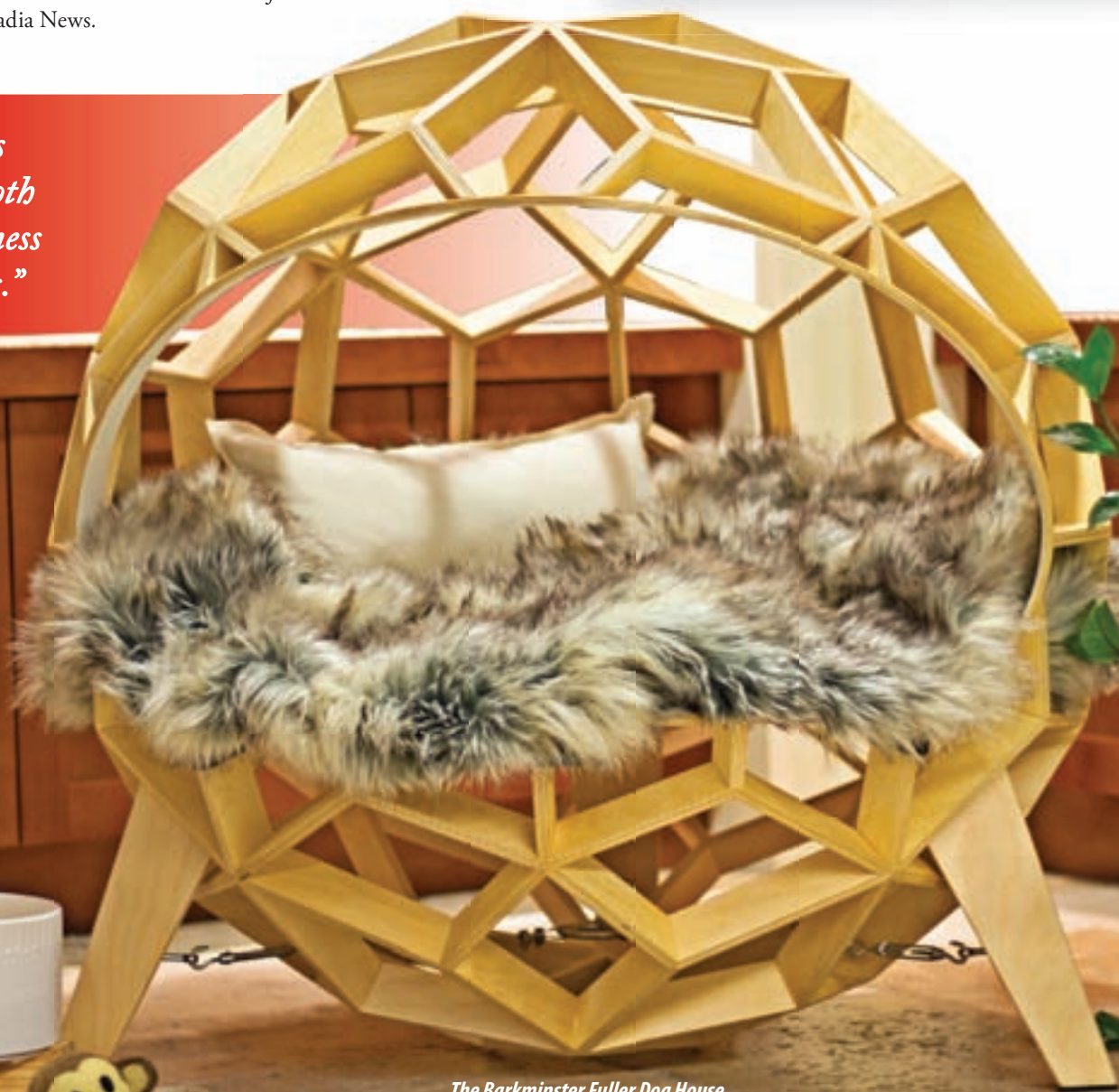
absolute honor for us, and to win best in show was beyond amazing. We are big dog lovers and being able to create a custom dog house to raise money for our little friends felt really great," said Brandon Boetto of Slabhaus.

"Modern Mutt Hut" by Ownby Design + Cyber Technology took home the People's Choice award.

"We are beyond honored to win the People's Choice award. Teaming up with Cyber Technology group, we had so much fun designing the Modern Mutt Hut and loved seeing it come together," said Rachel Koepke of Ownby. "It really came down to the last minute and we could not have done it without our awesome supporters."

Editor's Note: A few of the other homes mentioned above are featured in the March 2019 edition of Arcadia News.

*"Design for Dogs is
all about raising both
money and awareness
for rescued animals."*



*The Barkminster Fuller Dog House
Lakin Design + Heavy Headless Industries.*



Chicken Coops

Rule the roost in your neighborhood

Nobody knows which came first – the chicken or the egg – but Arcadia families are placing their bets on the chicken and collecting their eggs.

Household hens have been trending in Arcadia for years now, with the occasional rooster cock-a-doodle-dooing in the neighborhood nests.

“I got into chickens about four years ago when a friend of ours was giving us eggs,” said Arcadia resident Jennifer Schulze. “We enjoyed them so much I wanted to try raising chickens myself. We were gifted some two-year-old hens and I was bitten by the chicken fever, so to speak.”

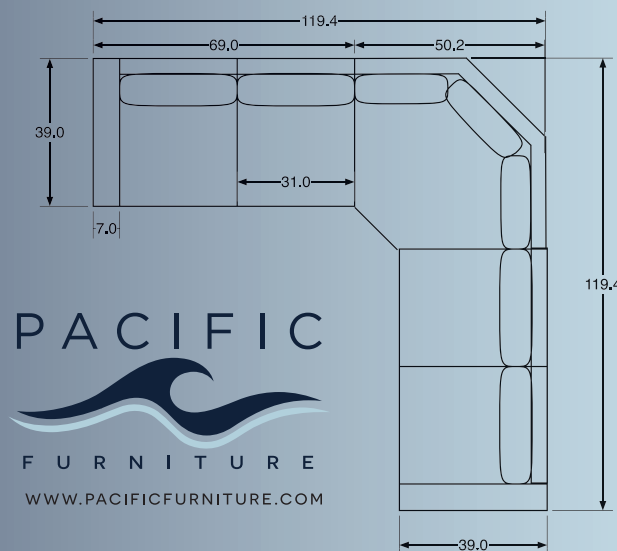
Whether it’s the idea of collecting fresh eggs for Sunday brunch, teaching their



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HOW TO KEEP CHICKENS COOL IN THE SUMMER:

- Replace their drinker with several shallow dishes and scatter them around. Add ice cubes to the refills so the water stays cool.
- Place chopped up vegetables and/or fruit (kernels of corn and chunks of watermelon are great) into a bowl or container that you can fill with water and freeze. Invert the frozen mound onto a plate and let the chickens peck out the treats, which will help keep them busy and hydrated.
- Make sure to provide plenty of shade for chickens when they are roaming outside of the coop, such as an umbrella. To go the next step up, set up misters to keep the surrounding area cool.
- Fill a spare gallon milk jug with water and freeze it. Once it's frozen solid, take it to the pen and slightly bury it in their favorite dusting places. Place a small towel over the jug then let your chickens perch on top of the jug and cool down.

children how to care for animals, or learning about sustainable living, Arcadia families are finding plenty of reasons to rule the roost at their homesteads.

"We have since moved on from those first hens, and we now have six hens and four pullets (hens younger than a year old)," said Jennifer. "I ended up with a few roosters one year and had to find new homes for them. A 4:55 a.m. wakeup call every day from a 'teenage' rooster was no fun!"

City of Phoenix municipal code 8-7 identifies the zoning regulations related to having chickens in a residential area. The code includes limits on how many "head of poultry" homeowners can have, and how and where they are to be housed.

The home chicken craze has adults as well as children feeling sunny side up and seems to be the best-hatched idea since backyard trampolines.

Perhaps your family is ready to feather its nest with its very own one-of-a-kind henhouse.

PLANNING FOR BACKYARD CHICKENS IN ARCADIA:

Most chicken coops are made up of a nesting box for the hens to lay eggs, a roosting area for them to sleep and a run for the birds to move about. Backyard chicken farming can be educational, rewarding and fun. With a little planning and hard work, you'll be enjoying farm fresh eggs in no time.

Here are some planning tips and things to consider:

1. Check local laws and covenants first. There are some stipulations to backyard chickens in Phoenix, but generally hens are okay and roosters are not.
2. How much room does a chicken need? Four square feet per chicken is a good place to start, but if space allows, double the size. Enthusiastic farmers will soon find themselves with more birds than they originally planned for and may need to expand.
3. Location, location, location (especially during summer). An A-frame coop is faster to build and great for raising 2-3 chickens, but a rectangular coop that runs under the eaves alongside the house might offer better shade.
4. Nesting boxes will be set a couple feet off of the ground. The hens will share laying space, so plan for one box for every four hens. Depending on the breed, some chickens will lay one egg per day, but not as much during the summer.
5. Chickens sleep more comfortably when they are perched and the higher the perch, the safer they will be. They typically nuzzle together at night but plan for 8" of perch space per chicken.
6. Vents and windows will offer airflow, but the coops should also be human-friendly. Access doors for gathering eggs and collecting dropping trays can make things easier.
7. Food and water areas – hanging cans (available online or in-store) work well and are easy to pull out and refill. For summertime, consider multiple watering areas and spaces for shallow water containers for the birds to stand in (one way to keep cool).
8. Build it yourself or hire the job out. It might be easiest to put your idea and design together and hire a chicken coop specialist.

Backyardchickens.com is a great online community with hundreds of coop plans and ideas, from small coops the size of a dog house, to large stand-alone structures that rival some guest houses.



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SUMMER COCKTAILS

We asked the mixologists at The Vig and Ladera to share some of their special cocktail concepts with our readers in anticipation of the warm days ahead.

Garden Groove

- 2 ounces Mi Campo Reposado (or any reposado)
- 2 - 3 basil leaves
- 4 - 5 drops olive oil
- Half ounce lemon juice
- Three quarter ounce lime juice
- Half ounce simple syrup
- Shake and double strain into a martini glass. Float a basil leaf with a sprinkle of pepper on top.

Frozen Sangria

- Created by Colton Brock, bar manager at Ladera.
- California Cabernet
- Brandy
- Strawberry puree
- Lemon juice
- Cinnamon

Lemon Thyme

- Hendricks Gin
- Press Alcoholic Seltzer
- Grapefruit cardamom
- Saters Gentian Liqueur
- Ginger syrup
- Lemon

Lime Lemongrass

- Hendricks Gin
- Press Alcoholic Seltzer
- Cocchi Americano Apertif
- Lemongrass syrup
- Lime

Pomegranate Ginger

- Hendricks Gin
- Press Alcoholic Seltzer
- Peuchaud's Apperitivo
- Strawberry
- Sage

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Are you wasting money?

TIPS FOR SAVING WATER

The average person in the United States uses almost 150 gallons of water per day. That's more than 50,000 gallons per year – enough water to fill a 20' x 25' x 6' deep pool. *Twice.*

From brushing your teeth to washing dishes, many of us are unaware of how much water is actually wasted during these day-to-day tasks. These activities can use more than two gallons of water each minute, which is why we are encouraged to turn the faucet off while brushing.

Considering that 5.3 billion people will suffer from water shortages by the year 2025, here are some additional tips and tricks for saving water, and money, too:

- This one is pretty obvious, but shortening showers by a minute or two could save up to 150 gallons of water a month.
- Reuse towels when staying in a hotel. Most hotels today have water-saving ideas in the rooms.
- Match the water level to the size of the load of laundry.
- Replacing tea with coffee can save up to 11,000 gallons of water a year.
- Replacing orange juice with water can save over 16,000 gallons of water a year.
- If you drop ice cubes, don't throw them in the sink or kick them under the fridge. Drop them in a house plant instead.
- Use a pool cover to help keep your pool clean, reduce chemical use and prevent water loss through evaporation.

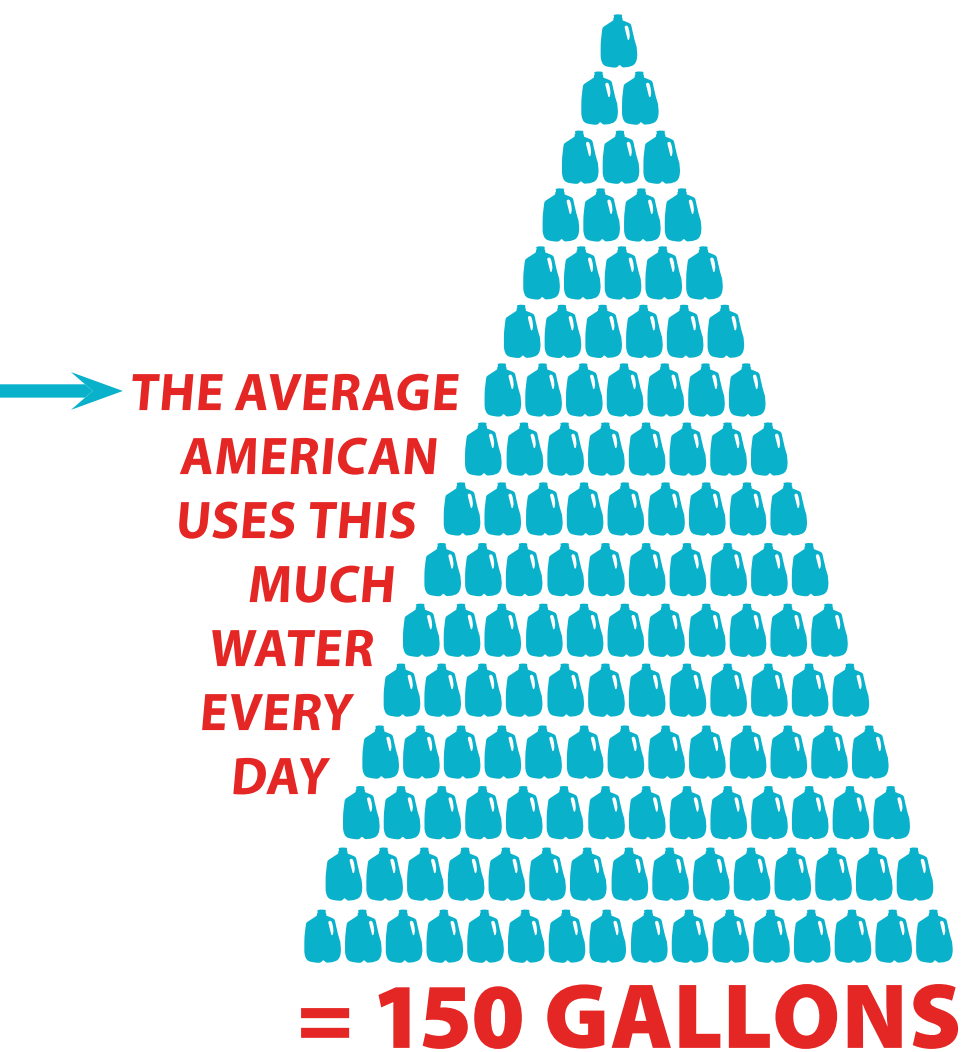
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For more water-saving tips, visit srp-water.com or wateruseitwisely.com.



How much are you losing?

The average household loses more than 10,000 gallons of water each year through leaks — the same amount of water needed to wash 280 loads of laundry, take 600 showers or meet the average family's water needs for a month. Some water leaks are slow and difficult to detect, yet even the smallest leaks can add up quickly.

An irrigation system that has a leak 1/32nd of an inch in diameter (about the thickness of a dime) can waste about 6,300 gallons per month.

A typical swimming pool can lose the equivalent of its entire water volume to evaporation in one year.

A leaking toilet can waste over 6,000 gallons per month, or 72,000 gallons per year.

A showerhead or faucet that leaks at the rate of one drip per second can waste more than 250 gallons per month, or 3,000 gallons per year.



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in residential real estate

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