



The Oak Leaf

Summer 2018

Survey says:

Why I Moved to Myers ParkSM

By Ferman Wardell

We took an informal survey of Myers Park residents, both new and old, about why they moved to our neighborhood and what they like most about living here. The survey didn't bring up any surprises but generally confirmed what we already knew—which is that Myers Park is a very special place!

"My favorite thing about Myers Park is its rich history dating back to the early 1900s and the historical homes and landmarks we see all around us every day." –LG

"You know, it has to be the solid reputation of Myers Park. When first moving to Charlotte, all I heard was 'Myers Park, Myers Park, Myers Park! And sure enough it's wonderful.'" –FR

"Met the girl who became my wife in the 10th grade at Myers Park High School – enough said!" –FW

"Well, you're on the MPHA Board, right?" "Yes." "Well, I very much appreciate the MPHA's efforts in preserving the deed restrictions and covenants to keep us authentic as originally planned. Please keep it up!" –MM

"I like being able to walk a short distance to Freedom Park and the Greenway." –GG

"Ha, one almost wouldn't have to leave the [surrounding area] ever for practically anything! You name it, churches, stores, schools, parks, golf, yoga, workout, restaurants, coffee, etc. It is SO convenient!" –RD

"SIDEWALKS! I walk all over the place!" –JH (Several others agreed.)

"I work uptown, or is it downtown now? Anyway, love the commute! I've even bicycled and cross country skied to work." –FW

"Born in Myers Park and just never left, haha! Great place to grow up as a kid." –RF

"One really cool thing about the area is what I think of as 'upward housing mobility,' in that there is a full range of housing: starter apartments and houses, mid-range homes, and of course McMansions, and I mean the original classy ones. Oh, I should mention condos, apartments, and senior retirement homes for empty nesters." –SW

"I like old houses and have lived in and fixed up several in Myers Park." –JW

"Oh, the Booty Loop for sure! Can you tell I'm a bicyclist?" –TT

"The nicest people live here." –EE

"Character and diversity of homes." –Anon.

"Certainly NOT the traffic on Providence Road these days!" –Anon.

"Can I have two things?" "OK." "First has got to be trees, our beautiful canopy. Second would be the beautiful stretches of pretty green lawns as one looks down our streets." –GH (Our trees were mentioned by many folks!)

"We've used the Duke Mansion a number of times for wedding events – a lovely setting." –KL

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Have an idea, a suggestion, a compliment or a correction? Contact us at info@mpha.com or our Editor at fwardell@bellsouth.net.

This Is Your OakLeaf

We hope you enjoy this edition of *The Oak Leaf*.

It underscores our commitment to inform our members of important news and events. Did you know you can also keep current via www.mpha.com and by asking to join our periodic email list?

For more information or to advertise in *The Oak Leaf*, contact Info@mpha.com or the Editor at fwardell@bellsouth.net

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We Have a Winner!

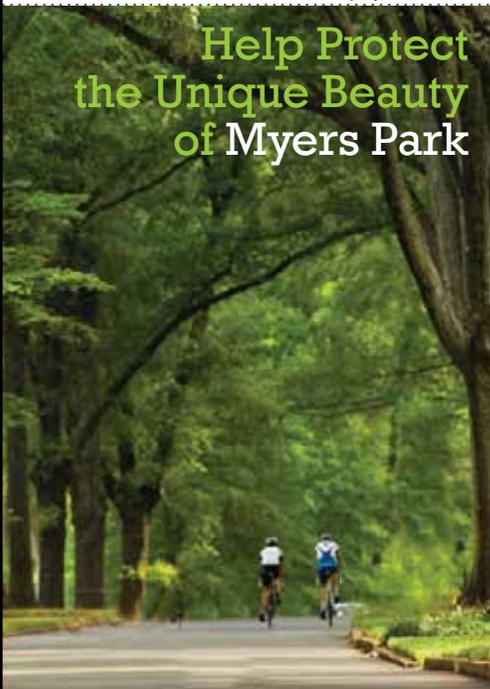
Congratulations to MPHA member, **Andy Zoutewelle**, the winner of our membership drive drawing.

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Tree Fund Donation: \$25

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Make checks payable to MPHA and mail to: MPHA, PO Box 12733, Charlotte, NC 28220. **Thank you!**

The President's Message: FAQ Time

Pamela May, MPHA President

Questions frequently asked of the Myers ParkSM Homeowners Association (MPHA), with responses courtesy of Pamela May, President (since we all get questions like these)

Q: Is my neighbor's fence or wall permissible? Is it too high? Is my neighbor's new construction too tall? Too close to the setbacks? What are the setbacks? What are my own setbacks and restrictions?

A: Both city zoning and deed restrictions come into play with respect to what can be built. The more restrictive of the two always applies.* Certain construction elements are more typically governed by zoning as they are not mentioned in many of our deed restrictions. These may include height of a structure and back yard setbacks vs. side and front setbacks, which are mentioned in both zoning and deed restrictions.

Typically, Myers Park deed restrictions are more restrictive than city zoning, but you must know both sets of regulations before you undertake new construction or alteration of your home. Deed restrictions on the properties in our neighborhood were recorded well before the standard title search of 30 years. The MPHA's attorney recommends going back to 1900 in a title search. **If you're buying a new home, be sure your closing attorney provides you with the restrictions going back to 1900.** You can also research them yourself at the Register of Deeds office downtown; they'll guide you. The MPHA is involved in several potential violations at any given time, and we're serious about protecting the restrictions that help preserve the beauty of our neighborhood.

Q: How about our tree canopy? Are trees being replanted that have come down in our city right-of-way/medians?

A: We are in close contact with the city arborists' office. Those aging and massive trees are, arguably, our greatest neighborhood treasure so we work on plans to preserve and replant these trees regularly. The city has replanted a good many trees this planting cycle to replace some we have lost over the years.



MPHA President Pamela May and, in memory of her father, Dallas May.

If you have one of these new trees near your property, please help Myers Park and the City by watering it when you can. The new trees come with warranties, but if they die within the first year it is a long cycle to have them replanted. After a tree has come down—accidentally or because the city has deemed it unsafe—it's at least one year before it can be replanted due to removing the root and preparing the soil.

We are tree enthusiasts and lobbyists. See the photo below of some of the hardworking members of your Board of Directors who participated in a Charlotte City Council meeting this year where three of us spoke to the need to save/replant Myers Park trees—for the benefit of the entire city.



Sarah Monnin, Jenifer Walker, Charlie Welch, Pamela May, Anne-Marie McLeod, and Kevin Murray at the City Council meeting. Photo by Cory McLeod.

Big news on trees: We'll be using a chunk of our tree fund to add to the tree inventory that the City can plant beginning in the fall. We appreciate the generosity of all the residents who have contributed to the fund over and above the basic MPHA dues. The city has secured trees at a tree farm that will likely be used as we supplement what the city is able to plant due to the arborist's budget. This is with the understanding that we want to replenish

our original tree cathedral design strictly according to John Nolen's original park design. The City is excited to work with us as we did several years ago when we supplemented and tied ribbons around "our" trees to show where your dollars go.

Q: Where do I turn for help with water runoff into my yard from construction nearby?

A: Call 311, and they will connect you to the appropriate department. They will come out, assess and make recommendations to remediate the problem.

Q: How do we keep crime down in the neighborhood?

A: Call 911 with anything suspicious—and this advice is from CMPD. "If you see something, say something." Don't be shy.

Lock your car doors and remove valuables. This is the number one larceny issue in Myers Park. Leaving our car doors unlocked "baits" our streets for criminals. Now that they've found unlocked cars, they come back, trolling our streets in the middle of the night. Don't be that person. It's not just careless, it's dangerous for others. As an example, a MPHA Board Member witnessed a car break-in just a few mornings ago, called 911, and the police apprehended the two perpetrators within 30 minutes. According to police, the two had been "shopping all night" judging by their stock of stolen items.

Now for some general updates: coyotes have been spotted on Ardsley and near the Duke Mansion, there've been sightings of a foxes on Hampton and Bromley and fox or coyote on Portland and also Queens Road. We're sure there are sightings we're not aware as well. Please send us an email if you have a sighting. We must protect our small pets from these predators.

We are here to help. The above serve as general guidelines so don't be intimidated, just contact us at www.mpha.com, and we'll work it out together.

Thanks for your membership and support. If you're not a member, join us today!

Pamela

*Any element of deed restrictions that violates current local, state or federal law is null and void.

Our City Councilmen's View of Myers Park

By Larken Egleston and Tariq Scott Bokhari

As two newly elected representatives on Charlotte City Council, we couldn't be happier to represent the neighborhood. Myers Park is unique in having two district voices at the table on Council. Due to the large size of the neighborhood, it covers parts of both Districts 1 and 6. We know what draws residents and visitors alike to the Myers Park neighborhood—the beautiful, mature tree canopy, the neighborhood parks and cycling routes, amazing local restaurants, historic houses with stunning architecture, great schools and a sense of community unlike any other. We, like you, want to do all we can to help preserve those key elements of what makes Myers Park so special.

We were both part of a new wave of Councilmembers elected this past Fall, and one of the things we hope you will find helpful about this new Council is the ways in which we have sought to better inform our constituents of the activities at City Hall. One way is through a podcast the two of us created in December called "R&D in the QC," which can be found on iTunes, Spotify, or most other popular podcast platforms. The name reflects that while we represent different parties (Larken a Democrat, Tariq a Republican), we know that the issues facing Myers Park and Charlotte as a whole are generally not—or at least shouldn't be—partisan in nature.

We both want strong, safe neighborhoods that are affordable, close to high-performing schools, and that offer people from all walks of life an opportunity to succeed. On our weekly podcast, we unpack the issues of that week's work on the Council to give you a better understanding of not only the decisions being made, but the ways you can engage with the decision making process. We hope to give residents the confidence and knowledge to become even stronger advocates for their neighborhoods.

Of the seven City Council committees, Myers Park has representation on six—Budget (Tariq), Environment (Larken, Vice Chair), Housing and Neighborhood Development (Larken), Public

Safety (Tariq), Transportation and Planning (Larken), and we both co-chair the recently added Intergovernmental Relations Committee. We also both regularly attend meetings of the sixth committee, Economic Development, to make sure we are up to speed on what's being done to attract new jobs and growth to our city.

We are currently in the middle of a very important and challenging budget process. While we have many competing issues to weigh, we're working hard to make sure we address the critical needs of our city and its citizens. Both of us feel that investing in our first responders and our infrastructure to keep pace with growth are priorities. We're also working to come up with an impactful and sustainable financial strategy to address affordable housing.

We are excited about the opportunities in front of this City Council and are proud to represent what we believe are some of the strongest, most important neighborhoods in Charlotte, including Myers Park.

Please do not hesitate to reach out to either or both of us if you have any questions, concerns, or feedback. We were elected to be your voice in City Government and the more engaged we can be with the folks we represent, the better job we will be able to do. Thank you for your support and trust in us to send us to City Hall as your eyes, ears, and voice on Charlotte City Council and thank you for all you do to make Myers Park and the city of Charlotte such a wonderful place to live, work, and play.

For more information on Larken, visit www.VoteLarken.com, follow him on Twitter (@Larken), Instagram (@LarkenEgleston), or Facebook—www.Facebook.com/VoteLarken.

For more information on Tariq, visit www.TariqScottBokhari.com, follow him on Twitter (@FinTechInnov8r), Instagram (@TBokhari), or Facebook—www.Facebook.com/TariqScottBokhari.

Sincerely,

Larken Egleston and Tariq Scott Bokhari



Tariq Scott Bokhari



Larken Egleston



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Know Your Neighborhood: A History of Myers ParkSM



In 1905 John Nolen, at 36, a recent Harvard graduate with a master's degree in Landscape Architecture, came to Charlotte to interview George Stephens about designing Myers Park. Nolen's professor and mentor at Harvard was Fredric Law Olmstead Jr. Olmstead's father had designed Central Park in New York, and, in his later years, the Biltmore Estate for George Vanderbilt.

John Nolen went on to be one of the most outstanding landscape architects of the early 1900s. His work is found all over the eastern part of the United States, but Charlotte is as far south as he practiced.

The original plan for the George Stephens Company, the developers, was to form a streetcar community where all residents could walk to the street car lines and visitors who came would be able to make a loop through the neighborhood and depart where the main street would join itself. If you look at a map of Myers Park, you will see that loop and realize it's different than the grid-type plan of so many cities.

In 1986, The Myers Park Foundation published a comprehensive book that captures the history of Myers Park. The book, *Legacy: The Myers Park Story*, is available on Amazon.

Source: MPHA website

Myers Park Boundaries

Myers Park is the area bounded by beginning at Brunswick Avenue and Sugar Creek proceeding along Sugar Creek to that point where Ridgewood Avenue if extended, would intersect Sugar Creek, then Ridgewood Avenue to Selwyn Avenue, the Selwyn Avenue to and along Colony Road (including Glendale Avenue, Arcadia Avenue, Winding Wood Lane and Greenbriar Road) to Briar Creek, then Briar Creek to its intersection with Providence Road, then NW along Providence Road to Colonial Avenue, then Colonial Avenue to Queens Road, then SW along Queens Road to Henley Place, then Henley Place to Kings Drive, then Kings Drive to Brunswick Avenue and the Point of beginning.

Lots immediately adjoining the roadway boundaries on both sides thereof shall be included in Myers Park, except that those lots east of Providence Road shall not be included in Myers Park.

Source: Articles of Incorporation of Myers Park Homeowners Association, Inc.

MPHA: Protecting Our Neighborhood and Your Investment

The MPHA was formed in the 1970s in response to the action of City Council to rezone property on Dartmouth, Colonial, Hermitage Ct. and Amherst from single family to multifamily. City leaders and planners determined at the time that those streets should be developed with apartments.

Alarmed that the single-family bungalows on these streets might be lost and concerned about increased density, a number of neighbors formed a committee to lobby the City Council to reconsider this policy. Because of the MPHA's efforts, the City Council agreed to reverse its actions and rezone the property as single family. After the zoning victory, the committee continued to meet and discuss issues confronting the neighborhood.

The association was legally incorporated in 1984 with the mission of preserving the original, historic layout of Myers Park and thereby preserving the value of its stock of single-family homes. The MPHA relies on the support of residents both financially and through time spent on upholding its mission. One way to do this is to serve on the board.

The MPHA Board is a group of volunteers that meets monthly to discuss issues confronting the approximately 3,300 single-family and multi-family residential property owners in Myers Park. We focus on the most pressing issues facing the neighborhood.

A portion of the neighborhood — Hermitage Court — is listed on the National Historic Register because of its unique and attractive layout, curving streets, tree plantings and landscape design emphasizing green space, all of which were revolutionary in 1915 and later copied throughout the country. Compare the square grid of streets in most of the Dilworth and Elizabeth neighborhoods to the curving streets of Myers Park. The layout and plan for green space was to be preserved through the restrictions placed on the property by the original developers, the Stephens Company.

However, because the majority of Myers Park is not designated as a national historic district, deed restrictions are the primary tools we have to preserve the neighborhood's planned layout and protect against over-development. The MPHA's effort to preserve the viability of deed restrictions is consistent with our mission, and we cannot afford to allow violations to go unchallenged. If deed restrictions are not enforced in the face of violations, they will become unenforceable over time. *Any element of deed restrictions that violates current local, state or federal law is null and void.*

Please do your part to help protect our neighborhood and join the MPHA!

Source: MPHA site

MPHA Preservation Award Honors Homes Annually

Each year the Myers Park Homeowners Association presents Preservation Awards to recognize outstanding renovations or additions to existing homes. These awards are designed to encourage the preservation of existing homes and to maintain the character and scale of the Myers Park neighborhood.

Awards are given for recent outstanding renovations of existing homes or additions to existing homes that have been completed since January 2004, that have met all applicable deed restrictions and that have enriched the neighborhood by the preservation of an existing home or an addition that is sensitive in scale and appearance. These homeowners renovate their homes in a way that honors the original intent of the planners and the green space that gives Myers Park its park-like feel.

You may nominate your own home, or a friend or neighbor's home that you have admired. Access the nomination form on mpha.com.

Source: MPHA site



Before: 2014 Preservation Award recipient, the historic Albro House, est. 1926



After: 2014 Preservation Award recipient, the historic Albro House, est. 1926

The Willow Oak, Myers Park's Favorite Tree

By Ferman Wardell

The Willow Oak Tree (*Quercus phellos*), the most prominent in Myers Park, is an American classic. A tree that is long lived and grows to amazing heights, the Willow Oak is a great provider of shade and food for the neighborhood and the eco system (that would be squirrels!). Willow Oaks are often planted alongside roads, parks, and in the yards of rural and suburban homes.



The Willow Oak's leaves are long and thin with no lobes, just like a Willow Tree. It is often mistaken for the Pin Oak but is very different. Spring and summer provide dense, green foliage, while the fall gives way to a golden orange display that you won't want to miss! This Oak tree offers a truly colorful front yard or street view for your home. The acorn crop begins at about 15 years of age and continues as the tree matures. Because the Willow Oak produces an acorn crop almost every year (fruit ripens over two years), this oak is an important species for wildlife food production. It is also a good species to plant along margins of fluctuating-level reservoirs. The acorn is a favorite food for our ubiquitous gray squirrel population.

Our original Myers Park Willow Oaks, many dating back to the 19-teens (over one hundred years old!), are succumbing to old age and often need to be replaced. The "old originals" have served us well as old friends. Luckily the City of Charlotte, in conjunction with the Myers Park Homeowners Association have joined together to make these replacements possible. If you have a new one, keep it watered!

Meet Our Editor



Ferman Wardell is a native Charlottean raised in Eastover but quickly saw the light and moved to Myers Park. A graduate of Myers Park High School and NC State, Ferman practiced Nuclear Engineering at Duke Energy and currently enjoys nuclear consulting, hiking and backpacking, sailing, vintage cars, reading, writing, travel, the piano, and walking the wonderful Myers Parks sidewalks. He and his wife, Joana, and their two children and five grandchildren frequent Blowing Rock and Wrightsville Beach, NC. Ferman is a current MPHA Board Member, Editor of *The Oak Leaf*, and a tree lover.

Cankerworms, What Cankerworms?

By Jack McNeary, Retired Consulting Arborist, Past President of the American Society of Consulting Arborists & MPHA Board Member

What happened to the fall cankerworms this past season?

For those of you who are new to Charlotte or who are not familiar with the black bands or other traps that one sees on many trees in Charlotte, here is a recap of this season's cankerworm migration. The cankerworm activity should have typically run from November 2017 to April 2018

In the fall, the wingless female Fall Cankerworm crawls up the tree and deposits eggs in the upper branches. The sticky bands trap them from doing so. The insects' eggs that usually hatch in the spring in late March or early April and start feeding on the very young tender buds and leaves of the trees. We first noticed this after Hurricane Hugo came through the Charlotte area on September 21, 1989. I started tracking the insects in the early nineties by counting on a daily basis the number of cankerworms trapped. Originally, the wingless females came up from the ground around Thanksgiving (November 25th) when we would have a good cold snap for several days. The insects then started their upward journey. What we had this past season was a real anomaly, but a good anomaly!

Why were the cankerworms a problem?

If we had a heavy hatch as we did in 2007, they would defoliate an entire tree in two days. At that time we had a large willow oak at the edge of our driveway, and as we left town to visit our daughter, I commented about how many insects we could see on the trunks and also see parachuting down on their silken threads. They were everywhere. If you wanted to walk your dog or work out in the yard, the small worms would get in your hair and face. We came home two days later, and the willow oak at the drive and hundreds of other trees in the city were totally defoliated.

Not only were the worms a nuisance, they could harm our trees if we continued to have severe attacks. As the years have progressed, the timing of the emergence has gotten later. In the early years of following the cankerworms, the heaviest infestations were in December, and now the heaviest infestations have been in January. It normally takes 3 days of temperatures around 27 degrees to trigger the migration of the insects.

I went back and checked my records. On December 13th, 2016 I had captured a total of two insects. There were no insects captured in November of that year. On January 11, 2017, the cumulative number of insects captured was 517. On February 11th, the cumulative total was 740. That is a total for the year (2016-2017) of 1,259 fall cankerworms captured.

Compare that to our worst year of 2006-2007, when in November I captured a total of 26 female cankerworms. That December, the trap captured 1,987 insects and in January of 2007 the total for just that month was 3,901. In February 2007 the total number was back to a normal 27 for the month. The count for the entire four months was 5,941.



This Tanglefoot needs to be replenished in the spring or the cankerworms will overwhelm the trap.

Now, eleven years later, and for last two years in Myers Park and contiguous neighborhoods, we have seen a drop in cankerworm activity. There have been other hotspots of activity around Charlotte. This past season my total cankerworm count was 46 wingless female cankerworms for the four month period.

What has caused such a serious downturn, and why is that important?

In 2017-2018 we had very abnormal weather. We had near drought conditions when December arrived, and we expected the cankerworms to move from the ground up the tree trunks to lay their eggs. Additionally, we had a period of about 10 days when it was below freezing at some point during the day. I do not ever remember having seen that type of continuous cold in Charlotte.

The city of Charlotte spends \$325,000 plus staff time a season banding larger trees in the planting strips, not counting the thousands of citizens who band their trees. We have been doing this for 29 years and it is very expensive. Part of the question becomes whether we should band trees this coming fall? My answer to that is that I will band one tree in my yard with tar paper and put a two inch band of Tanglefoot on the band towards the lower part of the band. If in the early days, as the insects emerge, I see a lot of activity, then I will add more Tanglefoot to the band and put up additional bands on other trees in my yard.

The very low outbreak this past April probably means that there will be very few cankerworms this fall. If that is the case there will be no reason to band the tree.

But don't bet on it.



I wish I had a dollar for every cankerworm I have seen.

If you want to read more details on this subject go to www.jackmcneary.com

Davidson College Students Study Myers Park

By Bethany Kirkpatrick, Elijah Moffe, and Grant Koehl

Editor's Note: The Oak Leaf caught these students in the middle of studying for exams and prior to making their final report and presentation on Myers Park. We plan to have their final report in the next issue of The Oak Leaf.

This semester at Davidson College the Sociology Department offered a new class on Housing. This course looked at how housing became so central to social inequalities here in Charlotte and around the country, looking into housing as both a social good and a commodity, housing policy and segregation, housing inequalities and other social inequalities in education, health, and political behavior, contemporary debates in housing, and housing in Charlotte.

For the final project, we were each assigned a neighborhood in Charlotte to research. We were assigned Myers Park, and the Myers Park Homeowners Association was kind enough to allow us to sit in on one of its meetings this spring. We studied four topics, putting them all together for a presentation at Davidson.

Our first topic was looking at the tools with which Myers Park is able to maintain the aesthetic integrity of its neighborhood. We looked at how the Myers Park Homeowners Association organized and mobilized to used zoning and deed restrictions to prevent changes that would alter the appearance and character of the neighborhood. We found that there are a series of mechanisms in place that Myers Park uses to preserve the historic and aesthetic nature of the community.

We also looked into the role that historic designations and historic district tax credits can play in a neighborhood and how that impacts Myers Park. We looked into tax data and information about what qualifies homes and areas for the historic preservation tax credit. All of this was in an effort to understand how historic preservation tax credits affect neighborhood preservation, who is able to receive these benefits and what the wider ramifications are.

We also studied the relationship between the Myers Park neighborhood and its schools. We asked Myers Park principals questions related to their community, such as "Do people choose their homes in part because of their school options?" and "What does parent involvement look like at your school?" The vast



Four Davidson University students studied Myers Park as a project on housing.

majority affirmed that choosing a school is often a crucial step in choosing a home. They also spoke to the strong and active presence of PTAs and the many different ways that parents can choose to get involved. Most of them described their schools as neighborhood schools, and all agreed about the importance of a school's neighborhood in creating its community.

Lastly, we looked into safety and Myers Park. Specifically, we looked into crime reports and crime reporting on Nextdoor.com, the online social network for neighborhoods. With this, we were curious about looking into how the strong relationship Myers Park has with the police and how this relationship affects the safety of the neighborhood, the types of crimes that are reported and how this relates to the rest of the city.

Overall, this project was a phenomenal opportunity for our group to engage with the city that is right in our backyard and learn a lot about various aspects of housing in one of its neighborhoods.

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Myers Park July 4th Parade 2018 – Let’s Go!

By Sarah Monnin

Did you know...while our countries Declaration of Independence was officially signed on July 4, 1776, it was first read publicly on July 8, in Philadelphia’s Independence Square where folks were summoned by the ringing of our famous Liberty bell. One year later, on July 4, 1777 Congress marked Independence Day by closing shop and celebrating with bonfires, bells and fireworks. In 1801, the White House hosted its first ever 4th of July party and the tradition soon spread across the country becoming the treasured mid summer celebration of Independence Day.

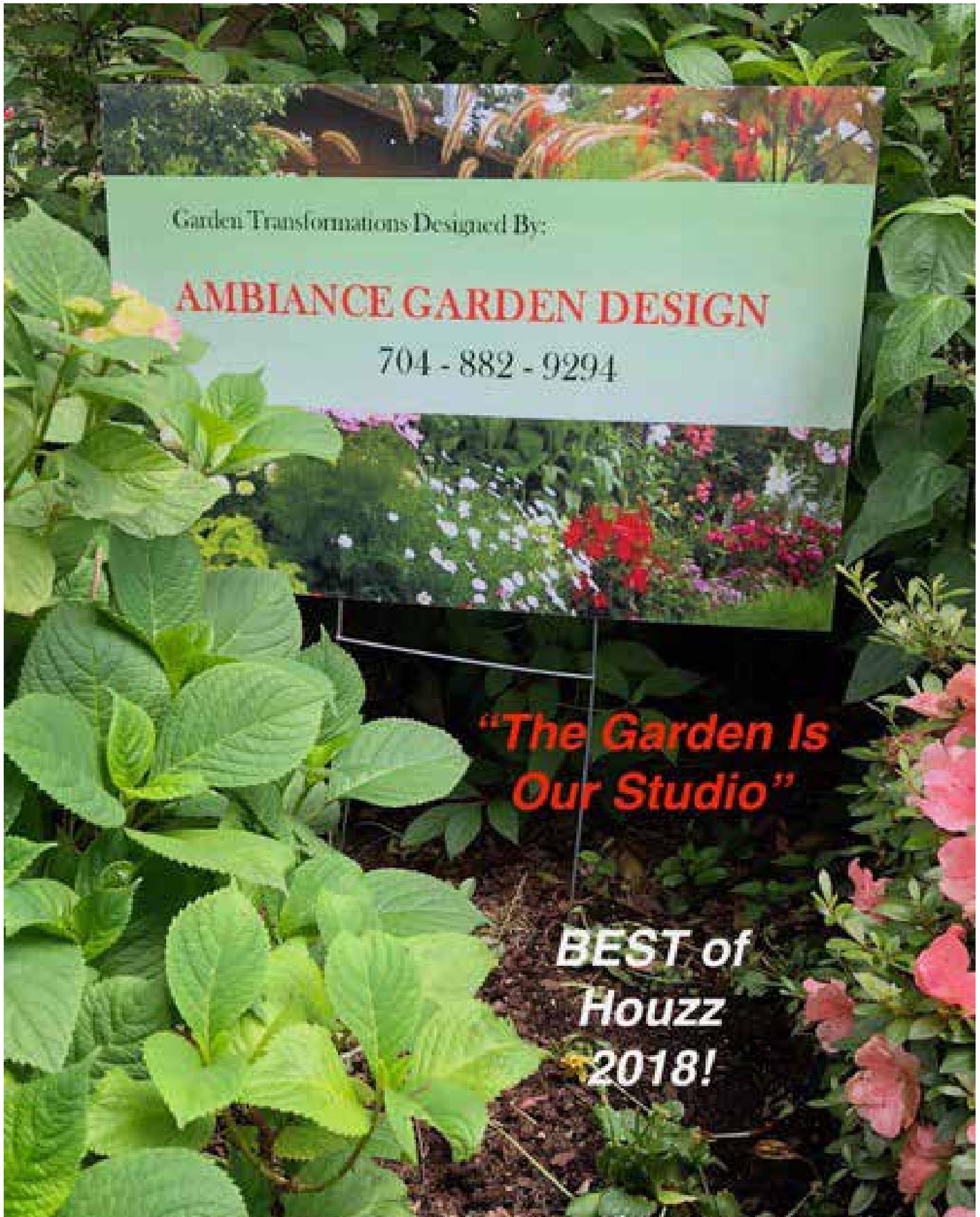
To bring it full circle, Myers Park too has its own Parade Tradition started by Dot Jefferis in 1973 pictured in her red/white and blue rugby shirt. This year, it is being brought back in all its patriotic glory on Wednesday, July 4th, 2018 from 10:00am – 12:00pm but come to the Myers Park Traditional athletic field at 9:30am to get decorated and socialize. We’re planning on a food truck, face painter, parade music, and maybe a fire truck. Details are still being finalized, but organizers anticipate the parade route to center around our beautiful Myers Park Traditional and Queens University Campus.

Our country honors this day with community celebrations including parades, bands, picnics and to be more specific, the consumption of approximately 150 million hot dogs and endless water melons. We too shall have wonderful music, a festive parade and a great gathering of neighbors.

Please save the date, watch for additional details and start planning your attire and bicycle adornment. Everyone is welcome! Help us to bring this tradition back to our neighborhood.

Details of the parade will be shared via flyers, email notification and possibly a newspaper article. **If you would like to volunteer with this parade effort in any capacity, please contact Jenifer Walker at jenwalker@carolina.rr.com.**







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