

Published by the



MYERS PARK
HOMEOWNERS ASSOCIATION

The Oak Leaf

Summer 2019

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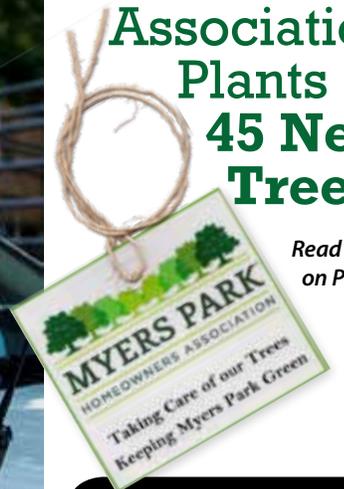
Breaking News!



**CMPD
Officer David Padgett
Promoted to Sergeant!**

Congratulations to our Providence Division liaison officer—we'll miss you!

Myers ParkSM Homeowners Association Plants 45 New Trees!



Read more on Page 4

2018 Connie Brown Preservation Award

And the winner is ...

See Page 5



When: Thursday July 4th
9:30 am Gather
10:15 am Parade

Where: Queens University
Main Entrance
Parking Lot

Decorations! ★ Face Painting! ★ Food Truck & Ice Cream! ★ Music! ★ Car Show!

**Myers ParkSM
July 4th
Parade!**



This Is Your Oak Leaf

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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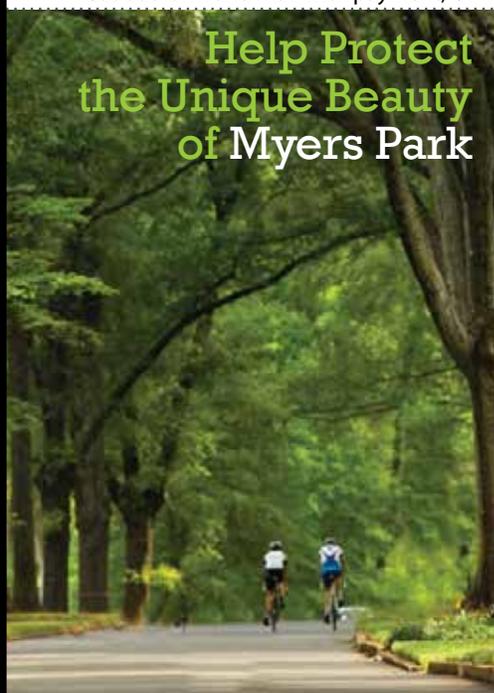
Meet Our Editor

*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 Park 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.*

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The President's Message:

John Beard, Jr., MPHA President

Dear Fellow Myers Park Homeowners,

I am the current President of the Myers ParkSM Homeowners Association (MPHA). It is a privilege to represent our neighborhood and our members. I am a native Charlottean and grew up in Myers Park. My wife Kristin, son Preston (9) and I had the great opportunity to purchase a house on Sterling Road. We love our neighbors and neighborhood.

I joined the MPHA Board several years ago. Before becoming Board President I worked on many technology initiatives and helped reinstate the Myers Park 4th of July parade. That was a great day. We had 300 people at last year's parade and we are looking to continue and enhance it this year.

Most recently, in collaboration with the Charlotte City Arborist and other third parties, we were able to plant 45 Willow Oak trees throughout Myers Park. This has been an ongoing project, and through persistence and hard work we were able to make it happen. The money from member donations to the MPHA Tree Fund was well spent. We now have a great relationship with the City Arborist, and I encourage you to contribute to the MPHA Tree Fund so that we can continue this replanting program. Our goal is to maintain



the historic John Nolen tree plan by replacing as much of our aging tree canopy as possible with compatible young trees. As one of the principal features of Myers Park, preserving the tree plan is imperative if we are to maintain the character of the neighborhood.

As President, I have created a strong committee structure, which is working well. The committees consist of Finance, Legal/Deed, Trees, Communications/Website, Membership, and Event Coordination/Preservation Award. The chairmen and committee members should be commended on their work and advancement of the MPHA. In the coming months our Nominating Committee will start looking to fill Executive and Board member positions. I encourage you to consider expanding your involvement in MPHA. We especially need support in the IT/Website and Legal/Deed committees, but welcome involvement wherever your interest may lie. I hope you strongly consider it. If you have questions or interest please contact me at info@mpha.com.

Your President,
John N. Beard, Jr.

2018 Annual MPHA Membership Meeting Recap

by Pamela May, MPHA President Emeritus

A great night was had at our annual membership meeting in November at Myers Park Country Club. Members were updated on important neighborhood business, challenges, and accomplishments.

The agenda included a financial report from our treasurer, tree planting update, safety and crime report from CMPD Officer David Padgett, guest speaker Ken Joyner, and presentation of the Connie Brown Preservation Award. Members also elected a new slate of officers and directors, and I passed the gavel to 2018/19 President, John Beard.

Connie Brown Preservation Award winners, Amy and Phillip Green (2601 Selwyn Avenue), treated members to before and after images of the home they painstakingly refurbished with meticulous replication of the original finishes.

Ken Joyner, Mecklenburg County Assessor, and Christy Lantis, Assistant Assessor, shared tax revaluation expectations and how to appeal a revaluation. The county assesses properties via drive-by visits (overall 82% are visited), review of market sales for comparable properties, and review of improvements via building permits. Ken

encouraged us to take advantage of the appeals process if we had any concerns with our revaluations.

This is the first revaluation since 2011, and they are using lessons learned during that messy season. Ken reminded us that there are two components to consider: your new value and the tax rate to be determined by the county. Per a call to the county, the tax rate has been set, and it is reduced by \$0.2063 per \$100 valuation so that's the good news.

We updated you on our City of Charlotte arborist partnership whereby we are replenishing the stock of city-owned trees in Myers Park. MPHA members' generous contributions allowed us to plant more trees here than would have been supplied by the city alone. They were to be planted prior to the end of the planting season in April, and that deadline was met. Look for the laminated MPHA tags on some of the trees. These denote which were paid for with your contributions. If a new tree looks like it needs water, please water it.

Your directors and officers were thanked for the abundant talents and plenty of time they expend on behalf of Myers Park to include legal expertise; searching the Busi-

ness Journal for new homeowners to welcome and for building permits to remind homeowners of standards and zoning; searching through archives of restrictions; thoughtfully considering development plans both in Myers Park and nearby that would affect us; treasurer services; maintaining membership databases, soliciting for members; nominating directors and officers; planning social events like the crowd-pleasing July 4th parade; attending city council meetings to lobby for our trees and oppose uptown-scaled development nearby; email campaigns and personal calls; for going to the historic landmark commission to successfully champion our trolley waiting stations; for writing, editing, and selling ads for the Oak Leaf; for representing Myers Park at county tax reval meetings; for interacting with attorneys and government officials; maintaining relationships with Queens University and other neighborhood institutions; maintaining our email distribution service; for architectural expertise; and more.

We also thanked architect, Don Duffy, who kindly helped us over many hours on a project in 2018 without expense to MPHA. Thank you, Don!

New Trees for Our Canopy!

by Ferman Wardell, Oak Leaf Editor and MPHA Board

The truck, laden with 45 young Willow Oak Trees, pulled up to the designated home on Hopedale Ave. and stopped. “Yep, this is the right address,” said one of the workers. “Let’s get this one planted.” So began the planting of these 45 trees purchased by the Myers ParkSM Homeowners Association (MPHA) in coordination with the City of Charlotte to replace trees lost to age and disease.

We love our storied canopy, which was first begun when Myers Park was conceived in the early 1900s by John Nolen and

George Stephens, when our first streets and homes were constructed. This makes these early trees over 100 years old. And they just don’t last forever. The MPHA has had a tree fund ever since anyone can remember. Many of you, our Members, have donated to this fund. And the money has been accumulating to the point that we could buy lots of trees.

In a collaborative effort with the Charlotte City Arborists, Bold Springs Nursery, and installation from New Beginnings Landscape and Design, MPHA was able utilize funds from the Tree Fund and plant 45 Willow Oaks throughout Myers Park. Many of you may have noticed

these trees planted in your yard or a neighbor’s. The trees have been well received. In our agreement with New Beginnings, they will maintain and warranty the trees for a year. If you notice any issues please notify info@mpha.com so that we can address them during this warranty time frame. The maintenance includes watering; however, as the months grow warmer I encourage homeowners to add supplemental watering.

The new trees were clad with the adjoining tags so all would know from whence they came. It didn’t seem as if the tags lasted very long, but when you see a nice new Willow Oak Tree down near the street, you can be certain it’s one of these.

This project used a little over half the Tree Fund budget. As you can tell the Myers Park tree canopy continues to age and decay. We have lost many great trees and continue to do so. We would like to continue our relationship with the Charlotte City Arborists and to have annual plantings. To do this we need to replenish our Tree Funds. Please consider contributing to the Tree Fund so that we can continue this program. Thank you.

Want a new tree on your lot? Get in touch with the MPHA or City and make your request.

As I write this, I’m sitting on my front porch admiring the new and existing majestic Willow Oaks. Fitting! We are so fortunate to be living the life in Myers Park!



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2018 MPHA Connie Brown Preservation Award: 2601 Selwyn Avenue – Phillip and Amy Greene, Owners

by Amy Greene and Jane Coghill, MPHA Board



House after restoration

Congratulations to our 2018 Myers ParkSM Homeowners Association Connie Brown Preservation Award recipient—2601 Selwyn Avenue, owned by Phillip and Amy Greene. They purchased their circa 1921 home in 2008 and in 2014 embarked on a four-year project to bring the house back to its original look and feel. All of the exterior original details were maintained, including the Buckingham slate roof, exposed rafter tails, lead glass windows, and the limestone band that circles the house and visually delineates the first and second stories. Phillip served as the general contractor for their property after becoming proficient in the standards of preserving, rehabilitating, and restoring historic buildings.

As part of their extensive restoration, the Greenes also tackled the interiors of their home. They maintained the plaster walls and the quarter-sawn oak and heart pine floors. Original mantles are intact, and all of the window and the door hardware was carefully removed and restored. The original footprint of the house was maintained with the exception of enclosing a side porch to match the porch on the other side of the house. Amy handled the interior design work, which resulted in an updated and livable home.



House before restoration

In 1921, the Myers Park streetcar ended at Queens and Selwyn Avenue close to what is now Myers Park Country Club. The Myers Park Country Club was chartered around the same time that 2601 Selwyn Avenue was built for Walter Parks Harkey and his family. Their large property stretched from Selwyn Avenue to what was to become the country club and was at the farthest edge of planned Myers Park at that time. The 3200-square-foot, nine-room house was built of red brick on a small hill adjacent to the farmland that would soon become a golf course.

The Myers Park story is a seminal one of the early craft of town and landscape planning in America. In the mid-1800s “park” was a new word for Americans. Wide streets, parks and broad front yards assured the permanence of the open spaces in Myers Park. Preserving the original intent of this vision is as critical

to Myers Park today as it was when it was first conceived. 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.

The preservation award is named for Connie Brown, who was a tireless contributive volunteer in the Charlotte community through her years of delivering Friendship Trays, her participation in the Mint Auxiliary, the Mint Collectors Circle, and as a board member of Myers Park Homeowners



Restored living room with original fireplace mantle

Association. A teacher and devoted mother, Connie worked in partnership with husband Morrison Brown in their design firm, and both were both professional members of American Society of Interior Designers.

MPHA salutes Phillip and Amy Greene for their meticulous restoration and preservation of an almost 100 year old historic Myers Park house. The Greenes have another phase of work in the planning stages. Look for new landscaping that will further enhance this important early Myers Park home.

Don't Miss the Myers Park Fourth of July Parade!

by Jen Walker, MPHA Board

No matter where you decide to spend your Fourth of July, there is no better way to start off your celebration of Independence Day than with family and friends in an all-American neighborhood parade!



Last year, after a long hiatus, MPHA brought back the traditional Fourth of July parade, originally started by Dot Jeffries in 1973. Hey, Dot even showed up! Our comeback parade had a huge turnout of happy participants. Let's do it again!

Come gather this year at the Queens University main entrance on Selwyn Ave. parking lot around 9:30 am to pick up trinkets to decorate yourself and your mode of transportation—bike, scooter, wagon, shoes, car. The parade, accompanied by our parade show cars, will leave the parking lot about 10:15 am, led by our own Fire Department Station Engine #6, turn right onto Selwyn Avenue, right onto Queens Road West, right on Radcliffe, and finally a right onto Selwyn to end the procession at Queens.

Afterwards, enjoy live music led by special musical guest David Britt, a local recipient of Country Music Awards accolades. Returning this year will be food trucks from JJ's Red Hots and King of Pops Ice Cream. And of course we will have face painting and balloon twisting for all our younger participants—and fun-loving adults, too!

So start planning your festive decorations early. Come dressed in your best Independence Day attire. Decorate your bikes, scooters, wagons and even your pooch! Look out for our MPHA signs that will be displayed all over our neighborhood to remind you of our festive event.



4th of July Myers Park Parade Car Show

Bring your car? You bet! Do you have an interesting vintage car? Or a cool car or convertible? Bring it to our 4th of July Parade Car Show. We'll have a reserved parking place for you, and you can decorate it and drive it in the parade. Contact Ferman Wardell at fwardell@bellsouth.net or 704-236-5200.



Photos are from the 2018 Fourth of July parade.

Where did the Cankerworms go this spring?

Jack McNeary, Arborist & MPHA Board

If you have been in Charlotte any length of time, in the fall, you have noticed the cankerworm traps on many trees, especially the large Willow Oaks lining many residential streets. In the late fall, the wingless female cankerworms climb up the trees, lay their eggs in the tops of the trees, and they hatch in late March. About ten days later we start seeing rappelling caterpillars (also known as inch-worms) and the defoliation of many trees. Because the wingless female climbs the trees, our sticky tree wraps capture them on the way up the tree. The traps also capture many young larvae on their way down in the spring. These are the cankerworms that do all the damage.



A beautiful sight: canker worms (female wingless and males with wings) captured on a tarpaper trap.

This year was different; there were plenty of traps but no cankerworms. I have been tracking the cankerworms since shortly after Hurricane Hugo paid us a visit on September 22, 1989. Back

then we knew very little about cankerworms. We did not know when the wingless females would climb the trees, lay their eggs, when they would hatch, we did not understand how much harm the young larvae would do to our trees, and what it would cost to control the cankerworms.

Over the years we have learned a great deal about the cankerworms and have seen some years where there was tremendous defoliation all over the Charlotte area. In any event, the cankerworm population has diminished significantly over time.

Cankerworms prefer to feed on Willow Oaks, and some years some trees are totally defoliated in the early spring. If trees are attacked year after year, then the cankerworms cause a big expensive threat to the tree canopies of Charlotte and Myers Park. Trees in general do much to provide shade, cool the air, filter pollutants, and produce oxygen just for starters.

Where did the cankerworms go?

In the spring of 2019 for all practical purposes, there were no cankerworms in the Charlotte area. Why did they just seem to disappear?

I believe that I know the reason. During the first week of January in 2018, I noticed that it was very cold. For seven days the temperature was below freezing at some time during the day. I commented at the time that I had never seen it that cold for that long an extended period. Later I checked the weather map for Charlotte and found the high and low temperatures for the first week of January 2018.

The first week of January turned out to be the coldest temperatures recorded in Charlotte since 1872.

continued on page 10

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OhMyGosh! Artificial Grass? Here in Myers Park?

by Ferman Wardell, Oak Leaf Editor and MPHA Board

Yes, and it's going viral it seems! But let's back up a moment.

Growing up in Charlotte in Eastover we had Fescue lawns, just like Myers Park and most of the City. My job was to mow front and back, which I did with a manual push "reel" mower. I received \$1.00 for each weekly mowing. I hated it! We did finally get a power mower . . . and then I mowed neighbors' yards for a little pocket money. Loved that Fescue!

Our first Charlotte house in 1971 came, of course, with my very own Fescue lawn, front and back. Ever since then, I'd been going through the annual cycle of aeration, seeding, fertilizing, watering (!), mowing (sometimes twice weekly), weed control, fungus control, squirrels digging, kids and dogs playing—you know the drill! Oh, did I not mention blowing all those Oak leaves off weekly in the fall? Now I have a lawn service doing most of that. But still, my lawn looked bare and weed-infested by the end of summer. And my water bill was sky high! And the cycle continued . . . and still I groused.

Well, no more! I received "permission" to change all of that—with artificial grass. I know, you're thinking, "How good can that look? And what would John Nolen and George Stephens think?" Well, quite frankly, it looks good, and I believe they would approve.

After talking with several local installers and reviewing many, many samples and a dozen actual installations, it was a "go." Many samples were simply rejected outright—too short, too green, too light, too fakey, etc. The true test was looking at the actual installed grasses. There must be dozens of them in Myers Park, Eastover, and Elizabeth, and probably Dilworth. I suppose we visited about a dozen. We saw everything from short, really green putting greens types to fairly lush "just right" green specimens, which is of course what we chose. Just about all of those installations are in back yards, lots around pools, but ours is in front, so it's in full view of the neighbors, street traffic, Charlotte, the World, and maybe you. My "new" lawn is now in place (see above photo), and I couldn't be happier with the final result!



A New Dawning for the Trees of Myers Park

by Jamie Deese, Municipal Arborist Specialist, City of Charlotte

When I talk with people who live outside of Charlotte, or outside of North Carolina, I tell them where I work and a large majority of people immediately begin talking about how beautiful Charlotte is and the “big trees.” Our large street trees are a city icon to outsiders, visitors, and new residents. Myers Park is certainly at the heart of this conversation.

As Municipal Arborist with the city of Charlotte, I have the honor of working in the Myers Park area primarily protecting, planting, and replacing trees.

The trees lining the streets of Myers Park portray beauty, strength, grace, and tradition. Hope is also represented as newly planted trees race to catch up with, and stand proudly among, their large counterparts.

The local news stations like to invade the Myers Park area during times of thunderstorms or passing hurricanes to report the “bad news” surrounding trees, and they fail to report all the positive benefits that trees provide. They literally give us clean air to breathe.

Trees need to be protected, and they need to be replaced when they are removed. These are part of my primary job responsibilities, but every resident has the responsibility to ensure trees have a place for future generations to enjoy.

Each year the city of Charlotte plants trees in the city’s right of way along streets and public areas. The city plans for, selects, and professionally installs as many trees as our annual budget will allow. It can be difficult to keep up with replacing the trees that die, fail, or are lost to development each year, but we aspire to plant as many as trees as possible.

During the 2018 and 2019 planting seasons, the city of Charlotte planted 180 trees along the streets of Myers Park. These included Willow Oaks, Red Oaks, Tulip Poplars, Sugar Maples, Dogwoods, and Eastern Redbuds, all of which are native species to the area.

In early 2019, Myers Park Homeowners Association, represented by MPHA President and lifelong Myers Park resident John Beard, and the city of Charlotte collaborated to plant an additional 45 Willow Oaks to supplement the city’s planting efforts. The trees and the installation were paid for by the Myers Park community, while the city served to support, advise, and inspect the project. Hopefully, this partnership can continue annually to ensure the future of the Myers Park tree canopy. Conversations are currently underway for the second phase to restock the tree lined streets of Myers Park. With continued support and neighborhood pride, Myers Park can continue to build its stature as a Charlotte icon.



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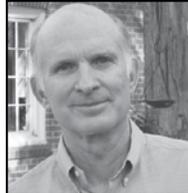
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Cool Cars Under the Canopy!

by Ferman Wardell, Oak Leaf Editor and MPHA Board

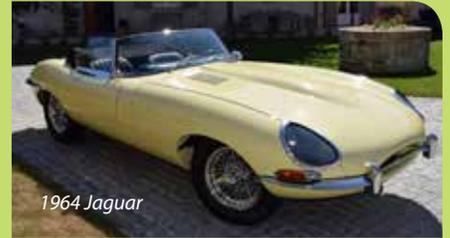
Myrs Park has its share of really cool vintage cars! Most are residing in garages throughout the 'hood. They do come out occasionally and are seen on our lovely curving, Oak tree canopied streets mostly on sunny Sundays. Without further words, let's see what's been cruising around.



1953 MG



2003 Thunderbird



1964 Jaguar



1976 BMW

Where did the Cankerworms Go?, cont'd. from page 7:

Once the month of April arrived, I did my usual cankerworm inspection of city trees close by and of course my own banded trees. I found a total of three female cankerworms. There were two on one city Willow Oak and one cankerworm female on another Willow Oak. I did not see a single cankerworm on the large Willow Oak in my backyard. There have been many years when I have had over 1,000 cankerworms trapped on my large Willow Oak.

To understand what happened, one needs to know the habits of the cankerworm. It usually takes three days of cold weather of about 27 degrees for the cankerworms to start emerging from the ground. Thirty years ago, December was the month of maximum movement of the female cankerworms up the trees, but now January is when we see the most cankerworms trapped on the Tanglefoot slathered on the black tarpaper. I believe that the cankerworms were just getting ready to emerge from the soil about the time the January cold wave hit.

During the season of 2006/2007, on the large Willow Oak in my yard I captured 5,941 female cankerworms in my trap. I actually go out and mash the cankerworms daily and record the number on my website. I have been doing this ever since we started seeing the population grow since about 1989 shortly after Hurricane Hugo..

So, what should we do in the fall of 2019 when we typically band trees?

Let's do a test. We typically band trees with tarpaper and smear a band of sticky Tanglefoot on the band about eight inches wide. I suggest that you put up the tarpaper, but put an inch or so of Tanglefoot on the band and see if you have lots of cankerworms show up. Once cankerworms start to move up the trees you will see one or two per day for several days, and then the numbers will increase to 5 or 10 cankerworms and you will know that you need to apply more Tanglefoot. One Christmas day in the early years of banding I captured over 100 cankerworms in a single day on one tree. If you have other trees that need banding then you should consider banding them also. If the infestation is small, then you do not need to band your trees at all. The overall population of cankerworms has been dealt a severe blow, and they will not rebound sufficiently this coming season to be a problem in my opinion. By not banding you will save time and money.



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Update from Susan B. Harden

District 5 Mecklenburg County Commissioner

by Susan B. Harden

I believe I won the seat of County Commissioner of District 5 because I wanted to do more for the people I served than simply occupy a seat at a table. I've always been an active member of our community and diligent professor at UNC Charlotte. Now, I'm using my skillsets as a teacher and leader to make real change for District 5. I host a weekly Facebook and Instagram live show called Sip with Susan where I give people an update as to what is going on around our district. I send out newsletters at least once a week, often twice a week, sharing district updates. During the budget season I hosted numerous open forums to talk with people in our district about the County Manager's recommended budget and to get input on what they wanted to see happen.



On June 29th, I will be working on the Habitat for Humanity Women's Build project. Projects later through the summer are still being scheduled.

This summer, I will also host *Serve with Susan* sessions. These are, as the name suggests, times to serve throughout District 5. You can learn about these by signing up for my newsletter or by following me on Instagram (@susanbharden) or Facebook (@susanbhardenMeckCo).

About Susan B. Harden:

As an educator, a doer and a dedicated public servant, Susan is inspired to use her expertise in education and community engagement, as well as her background in finance and economics, to create real, actionable solutions to the challenges facing Mecklenburg County.

A 30-year resident of Charlotte, Susan has dedicated her career to public service. She is an Associate Professor in the College of Education at the University of North Carolina, Charlotte, where she educates the teachers of tomorrow. She directs the college's Civic Minor in Urban Youth and Communities and its Charlotte Community Scholars Program. She recently received Leadership Charlotte's "Unsung Hero" award, and is a popular national speaker on social trust, service learning, education and community engagement.

Susan has been married to Brian Harden for 25 years, and they have two beautiful daughters, at UNC-Chapel Hill and Myers Park High School.





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