

Published by the



**MYERS PARK**  
HOMEOWNERS ASSOCIATION

# The Oak Leaf

Fall 2019

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Have an idea, a suggestion, a compliment or a correction? Contact us at [info@mpha.com](mailto:info@mpha.com) or our Editor at [fwardell@bellsouth.net](mailto:fwardell@bellsouth.net).

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## 2019 MYERS PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING

Tuesday, November 19, 2019  
at The Myers Park Country Club

Socializing: 6:00pm

Meeting: 6:30pm

Keynote Speaker: Taiwo Jaiyeoba,  
Assistant City Manager Preservation  
Award Presentation

All Members are encouraged to attend!  
Not a member? Join at the meeting or online  
at <https://www.mpha.com>



Charlotte  
Mayor  
**Vi Lyles**  
discusses the  
challenges of  
managing  
Charlotte's  
rapid growth,  
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Get to know our new CMPD  
Community Coordinator,  
**Officer Leila Beimel,**

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## 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](http://www.mpha.com) and by asking to join our periodic email list?

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## The President's Message:

By John Beard, Jr., MPHA President

Dear Neighbors,

Thank you for the opportunity to serve as president of the Myers Park® Homeowners Association (MPHA). This past year I have enjoyed meeting new people and supporting neighbors and the neighborhood. It has been an honor to serve you.

As an update from prior communication, we continue our strong relationship with the City Arborists. We were able to use your donations to the Tree Fund to plant over 40 trees throughout Myers Park. Only two trees did not survive. Under our warranty with the installer, they will be replaced in the coming weeks. Recently, we met with the City Arborists, Duke Energy, and Asplundh Tree Company regarding the pruning of our neighborhood trees. We continue to work with the organizations to improve tree pruning for the electrical lines.

The Association has an opportunity for another tree planting. MPHA and the City have located over 40 more sites for planting. While we do have money in the Tree Fund, we do not have the same amount of funds for a similar planting as the Spring. Please consider giving to the Tree Fund so that we can continue to work with the City, plant trees, and keep John Nolen's vision of a tree lined park-like neighborhood alive. It would be great to have at least one planting every year.

We had another great 4th of July Celebration and Parade. We had many neighbors and friends attend and enjoy live music, face painting, Fire Truck #6, JJ's Redhots, antique cars, and King of Pops. Everyone enjoyed the new picturesque venue at the front of Queens University. We have already spoken to Queens University and plan to have the celebration at the same location next year.

Throughout the year we have encountered zoning or deed restriction issues. With a strong financial market and the growth of Charlotte there have been many noticeable changes to the neighborhood. Older homes are replaced with newer, larger homes. We have been able to navigate successfully through most of the issues either resolving or coming up with adequate solutions.

Zoning and deed restrictions are public information. Please contact MPHA as quickly as possible

if you think there is a violation or if you have a question. It is easier to resolve problems in the early stages. MPHA has developed communications for new owners and owners developing their homes to help notify and navigate the restrictions.

The Discovery Place Nature Museum Zoning variance request came upon us quickly. It was different and difficult work. We tried our best, mostly with the help of neighbors, to mitigate through to a solution. There were several conversations with Discovery Place and public officials. We were able to keep the residential (R-3) buffer in place. Which means any existing driveway, new or old parking will have to follow the R-3 zoning buffer. However, the variance request for the entrance to remain on a minor street was granted. At this point, the Sterling Road entrance will remain the sole entrance and exit for the museum.

Fiscally, we did very well this year. We finished our fiscal year with more money and more members than we began. As MPHA is a volunteer association we are always looking for more members. We send out periodic notices for memberships. MPHA information is available on our website, the Oak Leaf publication, and at our events. The Annual Meeting is when most memberships are renewed or started. Donations to the Tree and Legal funds and general interest and assistance from our neighbors is greatly appreciated.

All the above and more would not have been accomplished without the great assistance from our Board of Directors, past presidents, and membership. I appreciate their friendship, assistance and guidance. MPHA is a strong Organization moving forward with great assets.

Once again, it has been my pleasure to serve on the MPHA Board of Directors and to be the 2019 President.

Kindest regards to you and your family,

*John N. Beard, Jr.*  
President  
Myers Park® Homeowners Association (MPHA)

By email: [info@mpha.com](mailto:info@mpha.com)  
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# MPHA July 4th Parade

By Jen Walker and Ferman Wardell

**W**hat a blast! That was one of many positive comments about our Myers Park Homeowners Association 2019 Fourth of July Parade on the lawn at Queens University, the perfect venue. Thanks, Queens.

What a turnout! Hundreds of Myers Parkians and others enjoyed celebrating our Independence Day with big smiles, painted faces, balloons, and patriotic decorations.

What food! How about JJ's Red Hots Food Truck and King of Pops Ice Cream.

What a parade! Led by Fire Engine Number 6, an Army truck and a half dozen vintage and other cool cars, participants marched and rode bicycles merrily around the block.

What entertainment! Live music by the David Britt Band.

What representation! County Councilman Tariq Bokhari and County Commissioner Susan Harden joined in the parade! (With our independence we now have taxation WITH representation.)

What weather! It was a beautiful sunny day with nary a cloud in the sky.

The photos tell it all. Hope to see you there next year!



*Fitting! A British classic helps celebrate our independence! No hard feelings . . .*



*The Homeowners Association provides decorations with a cute smile!*



*Big smiles cooling off with something nice and cold!*



*Perky Patriotic Pedalers!*



*All dressed up with somewhere fun to go!*



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# Getting to Know Your MPHA Board

Members share the reasons why they've chosen to serve our neighborhood:

## Officers:

MPHA President



**John Beard, Jr,**

*"I was born and raised in Myers Park. I wanted to help grow the Association and make an impact on the neighborhood, so that my ten year old son and wife can enjoy what I had growing up in Charlotte and Myers Park."*

MPHA Vice President



**Charlie Welch**

*"I aim to preserve and enhance the beauty of our unique and charming neighborhood, with its majestic tree canopy, ample streets and sidewalks for walking, running and biking, while in close proximity to our large, vibrant downtown."*



**Ferman Wardell**

*"I serve on the Board to help keep Myers Park the Myers Park we know and love! It's the Myers Park that John Nolen created, and hopefully he's proudly watching ..."*



**Jen Walker**

*"My hope is to help preserve Myers Park, planned and created by John Nolen, and to bring our community together to solve issues and celebrate this beautiful neighborhood."*



**Suzanne Ross**

*"Community service, particularly in my own neighborhood, is so important—we have the opportunity to preserve our past and incorporate the changing landscape of the future."*



**Kevin Murray**

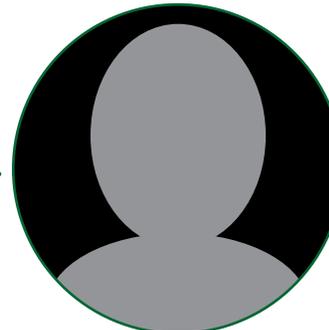
*"Working to preserve Myers Park and its tree canopy."*

## Presidents Emeritus:



**Sadler Barnhardt**

*"I enjoy being involved in the evolution of the neighborhood."*



**Bob Lilien**

*(no photo available)  
Thanks for your service and contribution.*



**Pamela May**

*"Because big trees, unencumbered green lawns, and quaint neighborhoods are worth fighting for."*

Directors:

MPHA Treasurer



**Rick Handford**

*"I joined the MPHA because I believed that I could contribute to the mission—to preserve and enhance the historical character and quality of life envisioned in the original garden park design for Myers Park. I don't think that this can be done without the commitment of the residents of Myers Park."*



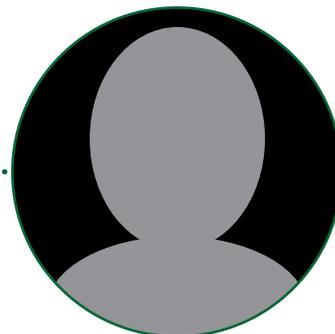
**Jane Coghill**

*"It is a privilege to be a part of an association that supports and protects the history and tradition of our unique 115 year old neighborhood and works to manage the issues that come with an increasingly urban environment."*



**Emily Fisher**

*"For the preservation of the history of Charlotte and our trees!"*



**Kathy Harkness**

*(no photo available)  
"To become more knowledgeable about what is going on in our community especially around development and environmental issues."*



**Sarah Monnin**

*"Having lived in Myers Park for almost 20 years and raised our family here, it is a pleasure to try to find ways to give back to this special community at this point in our lives."*



**Jack McNeary**

*"As an Arborist, my focus is trees! Myers Park trees - our Canopy!"*



**Randy Masters**

*"I love living in Myers Park and joined the MPHA to serve other Myers Park residents, especially in the protection of our streetscapes."*



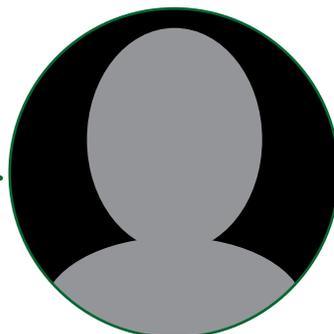
**Jennifer Jackson**

*"I serve on the Board in order to contribute to our beautiful, thriving neighborhood and make a positive impact in our community."*



**Joddy Peer**

*"Serving Myers Park Historic Preservation and Growth has and continues to be an Honor."*



**Susan Shaver**

*(no photo available)  
Thanks for your service and contribution.*

**Farewell to our  
Departing Board Members:**

- Lisa Parrish
- David Quattlebaum
- Emily Zuyus

*Thank you for your service on the MPHA Board.  
We'll miss you.*



## Meet Queens University's 21st President

**Q**ueens University of Charlotte President Daniel G. Lugo recalls his first impression of the campus with a single word: "Wow."

A year ago, Lugo took part in the semifinal round of presidential interviews which were held in an uptown Charlotte hotel for confidentiality's sake. Immediately afterward, Lugo ventured to the Queens for an in-person perspective.

"It was eye-opening to see just what a gem it is. Queens is the type of place where any student would aspire to go, and thrive," said Lugo. That first impression has been continually reinforced

**"We are challenging ourselves by asking how can we grow, differentiate ourselves and be distinctively exceptional."**

since July when Lugo began calling Queens and Myers Park his new home.

In fact, faculty and staff say the new president's infectious enthusiasm makes him a great fit for Queens. "Lugo has that spark—the spark of leadership, the spark of ideas, and the spark of curiosity," said Robert Whalen, Queens professor of history.

Lugo was raised in New York and attended Carleton College followed by the University of Minnesota where he earned his juris doctorate. His career includes a decade of experience as a New York intellectual property attorney and several higher education leadership

roles at leading liberal arts colleges such as Carleton, Franklin & Marshall and Colby.

Lugo's decision to move from a highly successful legal career to higher education came about in 2004. The reason: his deep belief in the intrinsic worth and practical value of a liberal arts education in today's world.

"I wake up with excitement for what the day is going to bring because of the impact a great education makes on students, on furthering our society, and on improving a world fraught with challenges. It has never been more valuable.

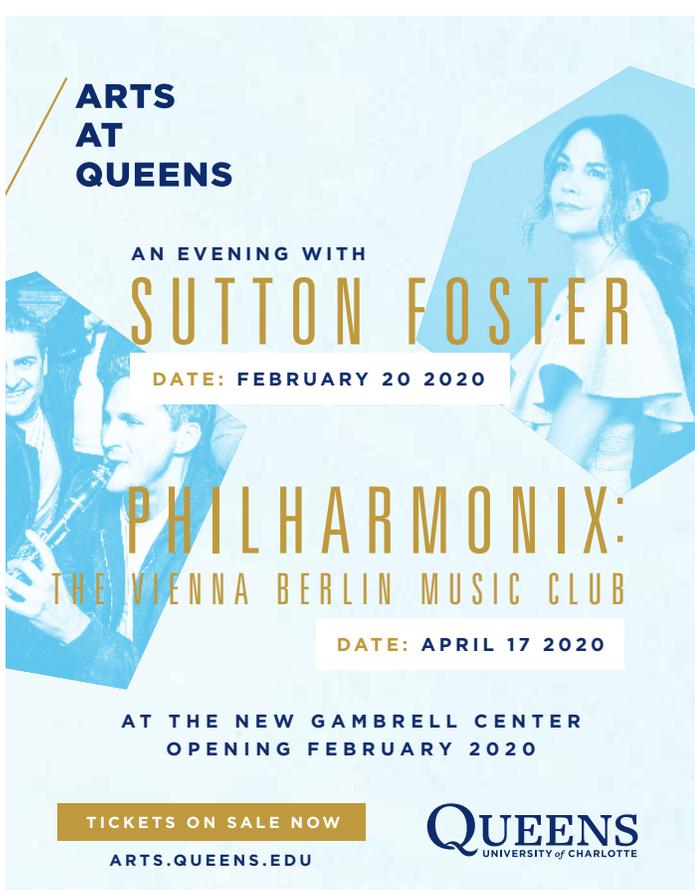
"Our world is changing so quickly that the biggest risk anyone can make is educating themselves too narrowly. Liberal arts train people to solve complex problems by taking in information and using a multidisciplinary, people-centered approach," he said.

As the university's 21st president, Lugo is building upon the strong foundation left by previous president and current Myers Park neighbor, Pamela Davies. "Mission number one for me is to learn about the people of Queens and the aspirations of the community. Great places create a vision for people who want to do visionary things. Queens is that kind of great place.

"We are challenging ourselves by asking how can we grow, differentiate ourselves and be distinctively exceptional. We are determining how to broaden our audiences and resources, and enjoying how we define those opportunities."

Lugo is especially appreciative to live so close to the Queens campus. The new president and his wife, TinaMarie, and their son Michael, a high-schooler, have enjoyed settling into their Myers Park residence. Their older daughter, Amanda, who is completing her doctoral dissertation in American Studies at the University of Minnesota, lives in nearby South End.

"One of the best parts of the move to Charlotte is being reunited as a family in one location," says Lugo. "We are all very excited about the energy and growth of this city and the opportunity to get to know, and partner with, so many extraordinary people."



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**J**uly in Myers Park means one thing: sweltering, sticky temperatures. But for 24 hours this July, the forecast smiled upon the Booty Loop, and temperatures dipped as low as 61 degrees overnight. Unseasonably cooler weather wasn't the only thing that hit the neighborhood that weekend, though, no, 1200 cyclists and 200 riders began their round the clock trek around the famed Loop counting miles, laps and impact.

24 Foundation's 18th annual 24 Hours of Booty event this summer had all of its signature elements: Neighborhood yard parties, Purrussion rousing the crowd pre-event, and Sir Purr on a tricycle, to name just a few. New this year? A neighborhood-organized lemonade stand accepting Venmo, and an oversized inflatable unicorn refreshing riders on the tail end of their journey.

This year's event also boasted a fundraising total of more than \$1.4 million. Those funds will make a direct mark in Charlotte's cancer community. Alongside primary beneficiaries Levine

Cancer Institute and Levine Children's Hospital, 24 Foundation also awards grants to smaller, local beneficiaries who share their mission to provide cancer navigation and ongoing survivorship services to those impacted by cancer.

Receiving funds from 2019's event are grant recipients Casting Carolinas, Casting for Recovery, Go Jen Go, Carolina Breast Friends, Pinky Swear Foundation, Hospitality House of Charlotte, Wind River Cancer Retreats, Claire's Army and ChemoCars. Each of these beneficiaries also attended the event and shared their programs inside Mission Central, and ChemoCars took over as Saturday morning's fan favorite as they cheered their team members on from the median in inflated dinosaur costumes.

Every hour of this year's event marked a milestone of hope and healing in the lives of those riding, walking, spectating or benefiting from the mission of 24 Foundation. Without the ongoing support of the Myers Park neighborhood, this slice of annual magic couldn't continue. Thank you for sharing your hospitality to help make 24 Foundation's vision to bring cancer navigation and survivorship for all to life.



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# Working Through our Growing Pains Together

By Mayor Vi Lyles



Charlotte Mayor Vi Lyles

In the City of Charlotte, it's accurate to say that growth is always on our minds. As elected officials, we spend a lot of time calculating, evaluating and planning for all types of growth factors. It helps to determine traffic patterns, affordable housing options, and even programs for tree planting.

We are fortunate in Charlotte to live in one of the fastest growing cities in the country. Almost every major ratings index lists our city near the top of its rankings in large metro urban expansion. But honestly, we don't need those rankings to validate what we already know. The silhouettes of cranes dotting our skyline is confirmation enough. And our own data provides proof that people really want to come here and make a home.

We know that more than 100 people move into the Queen City every single day. Of course, this is great news! We know they are coming to Charlotte because we have available jobs, and more and more jobs are being added each month.

Our economic development team has really done outstanding work this year with business recruitment. We recently added the corporate headquarters of Fortune 100 company Honeywell and announced a new state-of-the-art software engineering facility for tech giant Microsoft. Since this past summer, we have added more than 3,400 technology jobs to Charlotte.

The fact is, Charlotte is quickly becoming known as a hub for the tech industry and has been ranked the #1 fastest growing 'tech talent market' two years in a row. As a result, our millennial population is growing at five times the national average.

Again, it all comes back to the topic of growth. Our population influx is exciting and, at the same time, challenging. Our ongoing issues with affordable housing shortages are well-documented. We simply cannot keep up with the demand. But, we are focusing on solutions through a combination of new construction, maintaining existing low-income options, and identifying NOAH (Naturally Occurring Affordable Housing) units.

Our community is helping too. When we began the process last year, I hoped that voters would support the push to increase affordable housing funds from \$15 million to \$50 million, and they did. I also had faith in the generosity of our private sector and the leadership of our nonprofits. My faith was rewarded with multiple donations totaling another \$50 million.

It is our community partnerships that make anything possible for our great city, and those partnerships include neighborhood groups like the Myers Park Homeowners Association. Thank you for all you do for Charlotte and in helping us to work through our growing pains.



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# Introducing Officer Leila Beimel

**Hello Myers Park.** My name is Officer Leila Beimel. I've been assigned the Response Area 1 Community Coordinator position within the Providence Division. I've been employed with CMPD for almost 8 years. All my time with CMPD has been in the Providence Division, so, I'm familiar with your neighborhood. I started my career on second shift patrol in 2012. I was a patrol Officer for a few years, then a member of the Providence Division street crimes unit. I have spent the last two years as one of the Community Coordinators over Response Area 3, which covers the SouthPark and Cotswold area. I'm originally from Pennsylvania, but have been in the Charlotte area for the last 15 years.

I look forward to working closer with your community and getting to know my new neighborhoods.

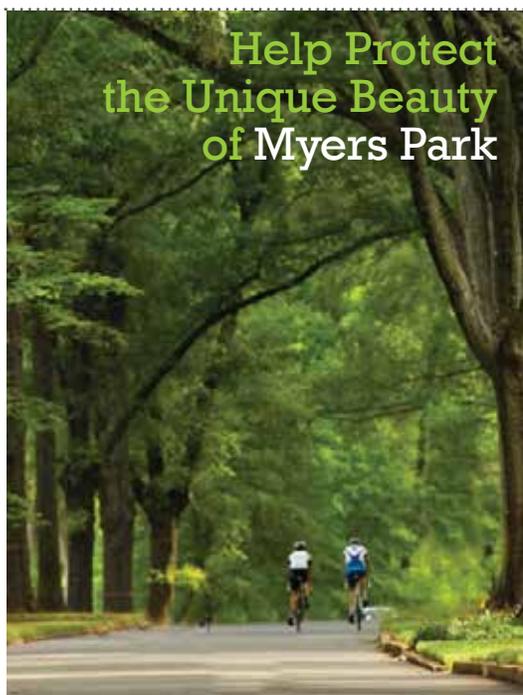
The Charlotte-Mecklenburg Police Jurisdiction is divided into 13 Patrol Divisions. Our Myers Park neighborhood is included in the Patrol South Providence Division located at 715 North Wendover Road. Manning the Division, the Response Area Teams are designed to strengthen ownership and accountability for crime reduction and community safety. It enables officers to become more familiar with the people who live and work there, patterns of crime and suspect behaviors, and community resources that may be leveraged to address crime and quality of life issues.



Officer Beimel poses with a "junior deputy."

## Did You Know?

The CMPD Badge has always been associated with a hornet's nest. Ever wonder why? A hornet's nest has been associated with Charlotte-Mecklenburg since the Revolutionary War. In 1781, British General Lord Cornwallis and his troops were so harassed by the local patriots that they labeled the area "a hornet's nest of rebellion."



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### Membership Options

- MPHA Member: \$75
- Myers Park Guardian: \$150
- Myers Park Defender: \$300

All three membership options include annual dues

Please consider an additional donation to help preserve our magnificent tree canopy

- Tree Fund Donation: \$25
- Additional Donation: \_\_\_\_\_

Total Amount Enclosed: \_\_\_\_\_ **Thank you!**

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

# New Things Happening at Myers Park Library

By Harold Escalante, Branch Leader  
Charlotte Mecklenburg Library, Myers Park Branch

Cooler temperatures and shorter days mean it's time to look for fun indoor activities. Your local Myers Park library has plenty! As the new branch manager, I am happy to share that we have been busy planning new programs for all ages.

For the little ones, in addition to our regular story times through the week, we offer Baby Storytime and Stories in Two Languages on alternate Saturday mornings. Paws to Read, also on Saturday, gives kids a chance to practice literacy skills by reading to a furry friend.

Older kids who are eager to help their community can join us for Pre-teen



Volunteering. They can help their library while earning Community Service Hours for school. We plan to offer more programs for this age group. One new offering is *Magic: The Gathering* on Wednesdays for ages 10-17. Students will learn problem solving, letter and word recognition and critical thinking skills.



Of course, we have not forgotten about the adults. We host guest speakers and will offer a series of classes for individuals looking to start a non-profit. I'm also excited to share that we have a new Thursday conversation group for job seekers and professionals called *Careers Over Coffee*. Every third Tuesday evening we show a movie and a new Mystery book club meets on the first Monday of the month.

There is always something special happening at your Myers Park library. Please check our branch calendar online or stop by the branch; we love to talk to our neighbors. If there are programs you would like to see happening at the library, let us know!





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# Cherry Tree Canopy Concern!

By Ferman Wardell and Jack McNery

**T**wo of our lovely Queens Roads in Myers Park have medians, on which grow much of the famous canopy of our neighborhood. (On a historical note, way back when, the Queens Road medians were the path for the then trolley line from uptown to Queens College.)

We take special efforts to protect our canopy. Queens Road West has the stately Willow Oaks. Queens Road, from Myers Park Baptist Church to Presbyterian Hospital, is home to Yoshino Cherry Trees. Think of these Cherries as our “Low Grow Canopy.” There are 129 of them with room for 5 or 6 more.

This Queens Road section of medians is also home to power lines, which run overhead above the Cherries. In general, trees and power lines compete for space, and in this case the Cherries are not the best choice for this location. Why? Because they grow upward and threaten the power lines. This means periodic maintenance to trim back the trees. The trimming process cuts back the limbs at the top, resulting in a “V” in which the power lines run. Specifications for the “V” mean that branches must be 10 feet away from the power lines and 5 feet from the other low voltage lines, typically phone and cable TV.

Jack McNery, whom I call our “Resident MPHA Arborist,” has brought to our attention that this trimming has not been done properly. What does this mean? One word for it could be “butchered!” Yes, the “V” gets the branches put of the way; however, it looks ugly and can harm the health of the trees. Jack has organized several meetings among interested MPHA Board Members, Duke Energy, the City of Charlotte Arborist Office, and Asplundh Tree Service. All stakeholders have agreed that it could be done better by employing established trimming procedures.

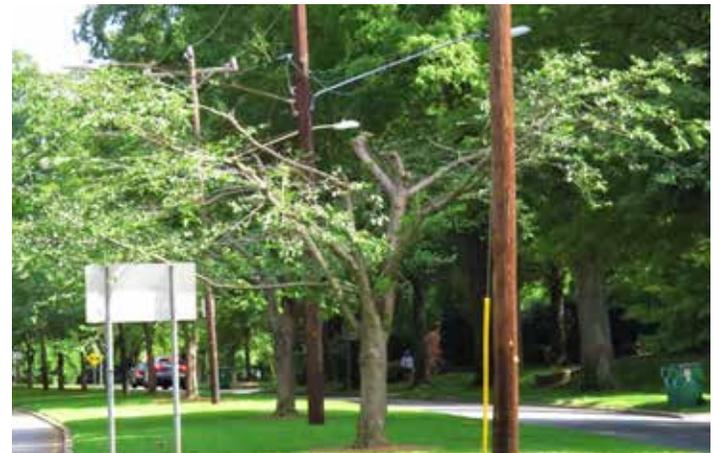
Our MPHA Board voted at the October meeting that we should not hold up the Duke/Asplundh trimming with our concerns, but instead implement the following cooperative understanding/process:

- Duke/Asplundh to notify us when starting pruning initially. The trimming crew will possibly will start pruning November 5. For traffic reasons the crews start during day at 9.00 am to 3:00 pm
- Duke/Asplundh to notify us by email or text if there is a halt like rain or traffic
- It was estimated to take two or three days to complete the job finish job, i.e., to Presbyterian Hospital (2 miles)
- MPHA representatives will stop by periodically to observe and photograph
- Proposed meeting of all stakeholders when crew gets to the corner of Queens and Providence Roads

Your MPHA Board takes our canopy seriously and takes action like described above to preserve and protect our trees. You may



Cherry tree shown prior to trimming.



Cherry trees after trimming.

recall in the previous issue of The Oak Leaf of planting of 45 new Willow Oaks in planting strips where trees had been removed. We will continue to closely monitor our canopy’s health. We appreciate our Members’ donations to our Tree Fund to help in this effort.



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2321 Selwyn Avenue

Luxury townhome | 3BR/3.1BA | 2,869 sq. ft.

Open plan with 10 foot ceilings on both levels. Freshly painted, refinished hardwood floors, custom cabinetry, 3 masonry fireplaces, elevator, private courtyard. Smart House control system.

**\$1,595,000**



## MYERS PARK

2219 Malvern Avenue

Exquisite 1930s Georgian Colonial | 4BR/3.1BA | 3,137 sq. ft.

Top to bottom award-winning architectural renovation and interior design completed in 2009. Open plan, MBR suite addition, and garage renovation. Private landscaped yard. Exceptional appointments.

**\$1,398,000**



## FIRST TURN

4741 Morehead Road, #4B, Concord

Penthouse unit | 2BR/2.1BA | 1,771 sq. ft.

This spectacular Charlotte Motor Speedway condo has unobstructed views of the track and a 450 sq. ft. patio. This unit accommodates up to 120 guests. Updated kitchen.

**\$675,000**

**SUSAN MAY**

**BROKER/REALTOR®**

**704-650-7432**

susanmay@hmproperties.com

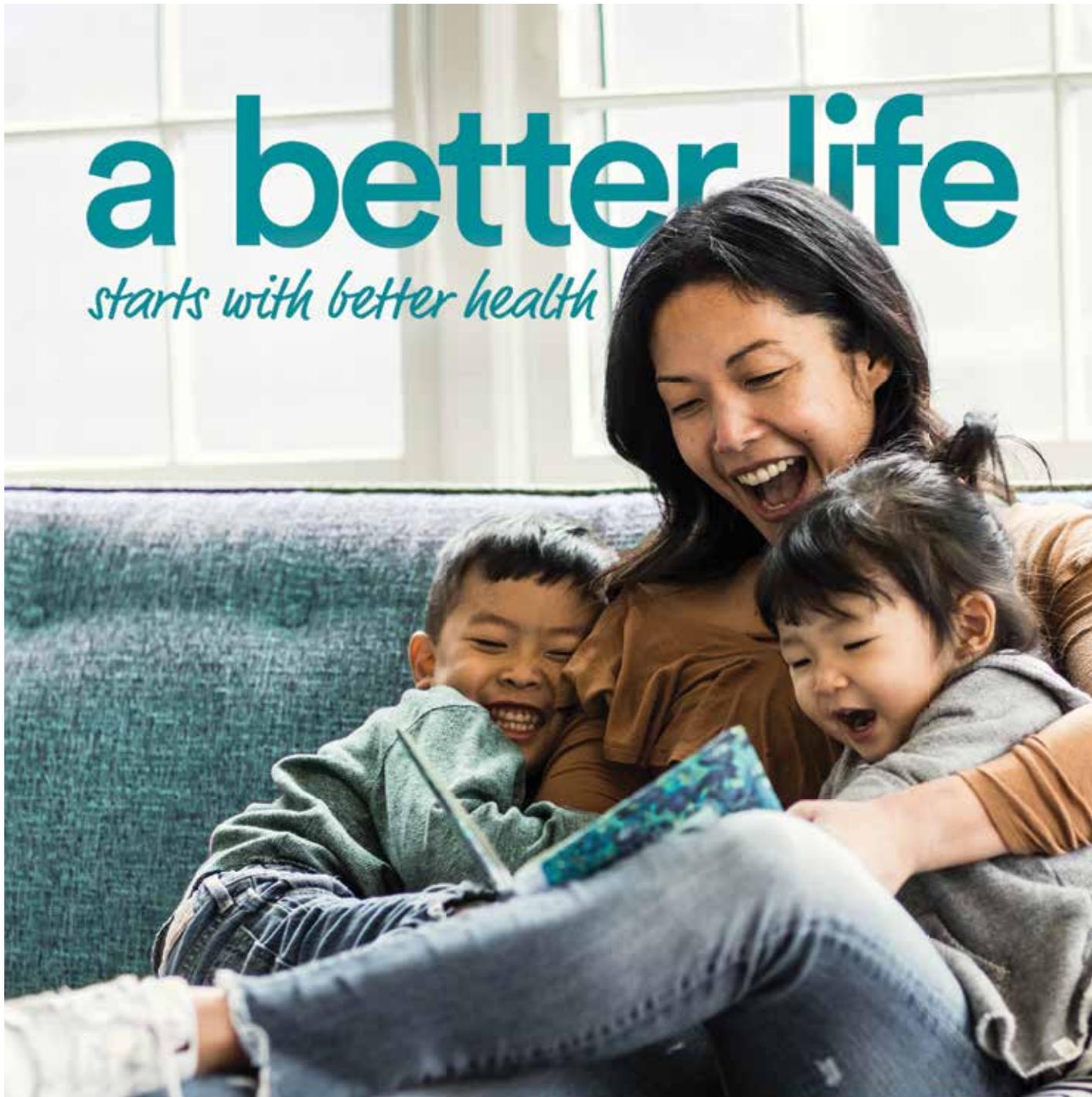
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# MYERS PARK

HOMEOWNERS ASSOCIATION

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