



# The Oak Leaf

Fall/Winter 2021

Published by the



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

[mpha.com](http://mpha.com)



## This Is Your Oak Leaf

Enjoy this issue of *The Oak Leaf*.

It underscores our commitment to inform our members of important news and events. You can also keep current via [www.mpha.com](http://www.mpha.com) and by asking to join our periodic email list.

### Newsletter Staff

**Editor:**  
Ferman Wardell

**Advertising:**  
Ferman Wardell

**Design:**  
Melissa Schropp

**Contributors:**  
Caroline Arey  
Jane Coghill  
Sarah Monnin  
Cyndee Patterson  
Suzanne Ross  
Jen Walker  
Ferman Wardell  
Charlie Welch

## Your 2021 MPHA Officers & Directors

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Charlie Welch

**Vice President:**  
Sarah Monnin

**Secretary:**  
Suzanne Ross

**Treasurer:**  
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**Directors:**  
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Emily Bourgeois

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Sydney Warren

**Presidents Emeritus:**

Sadler Barnhardt

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Joddy Peer

Susan Shaver

## MPHA Membership

By Sarah Monnin, MPHA Board

**O**ur 2022 membership campaign kicks off January 1st, again focusing on increasing the total number of households, asking for renewals in the first qtr of the year to assist with budgeting, and again shifting to more on line subscriptions rather than the use of manual green cards.

Despite the pandemic, 2021 was a strong year with over 600 households joining or renewing their memberships. Thank you to so many of you who support the MPHA with both your time and treasure.

This continued support allows the board to work remotely in their ongoing efforts across a range of projects—from tree replacement / preservation, to limited legal aid for neighbors challenging deed violations, education efforts on city issues impacting our neighborhood and even the return of our annual 4th of July Parade.

Please consider joining or renewing once again and encourage your friends and neighbors to do the same. Currently, we are just shy of one in four households as active members. Our streets, our trees, our park like setting is a treasure enjoyed by so many—lets all work together to continue to ensure it remains a treasure for everyone.

Please visit [MPHA.com](http://MPHA.com) to join / renew today. Thank you for your support.

Mail form below with payment, or visit [www.mpha.com](http://www.mpha.com) to join online or check your membership status.

Help Protect  
the Unique Beauty  
of Myers Park

## 2021 Membership Form



Title(s) \_\_\_\_\_

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Mailing Address (if different than property address)  
\_\_\_\_\_

Phone \_\_\_\_\_

E-mail Address(es) \_\_\_\_\_

### 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:** \_\_\_\_\_

Make checks payable to MPHA and mail to:

**MPHA, PO Box 12733, Charlotte, NC 28220. Thank you!**

# The President's Message:

By Charlie Welch, MPHA President

## Hello Myers Park Friends and Neighbors,

I hope you and your family are doing well. We seem to be making progress dealing with the pandemic and hopefully next year will be even better. Happy holidays to you and yours and best wishes for a healthy and prosperous 2022!

Residential real estate sales in Charlotte continue to be robust, and Myers Park is no exception. The Myers Park® Homeowners Association publishes *The Oak Leaf* twice a year and for many, this may be your first issue. If you are one of our new neighbors to Myers Park, welcome, I know that you will love living here.

You will find out more about the neighborhood in this newsletter and I would invite you to visit our website [www.mpha.com](http://www.mpha.com) to learn more. We would love to have you join as a member. Membership in the MPHA is entirely voluntary, but it drives our efforts to preserve and enhance the historical character of the neighborhood.

We also send information via e-mail which is more efficient. If you would like to be added to our e-mail list, please e-mail [info@mpha.com](mailto:info@mpha.com). We won't use your e-mail for any purpose other than neighborhood matters. If you are not sure if we have your e-mail, our most recent e-mails were regarding our private property tree planting program, the Novant marathon route and board nominations, all of which were sent in November.

At the time that we had to decide about holding an in person annual meeting, COVID-19 cases were still rising and we weren't confident that holding an in person meeting was appropriate. As a result, we have cancelled the 2021 annual meeting and hope to hold one next spring, if the environment is more conducive. We recognize those are well attended and provide members an opportunity to visit with neighbors and hear about pertinent topics. Stay tuned for updates regarding a spring gathering.

Since we will not be meeting in person, we will again elect board members via e-mail. If you would like to nominate



someone, please e-mail us at [info@mpha.com](mailto:info@mpha.com). Elections for 2022 officers and directors will occur in December.

In this issue, you will learn more about our annual Private Property Tree Planting Program. The program was quite popular last year; the MPHA and residents planted 60 oak trees. If you are interested in helping us restore our tree canopy to what John Nolen envisioned, this is a great time to plant a tree.

John Nolen designed our neighborhood early last century and so we now have homes that have been in existence for 100 years. While we

continue to see homes razed, we thought it would be important to celebrate some of our oldest residences. We have given preservation awards for certain historic properties for years, but this year we decided to celebrate select 100+ year old homes. Sadler Barnhardt, Jane Coghil, Weezy Parsons and Suzanne Ross worked very hard to start our Centennial Home initiative and you will read more about it in this issue.

Many of you drive, walk, run, bike or simply enjoy Queens Road West. We are fortunate to have one of the prettiest streets in Charlotte in our neighborhood. In fact, I can't think of a comparable street in the southeast. Unfortunately, speeding is on the rise and so are accidents. Some concerned residents are raising awareness to the issue.

Finally, Cyndee Patterson has run The Lynnwood Foundation and Myers Park's most historic residence, the Duke Mansion, for over two decades. Cyndee has done a remarkable job and she shares some of her thoughts in this issue.

I have been fortunate enough to meet many of you and hope to meet many more. I can be reached at [info@mpha.com](mailto:info@mpha.com); I would love to hear from you.

Best regards,

Charlie Welch  
President



# You Can Help Preserve the Legacy of Myers Park by Planting an Oak Tree!

It is turning cold which means it is time to plant trees again! Or at least order trees again. The Myers Park® Homeowners Association (MPHA) is pleased to offer our Private Property Tree Planting Program again to MPHA members. The program will be similar to last year's; we will be offering three different oak trees, installed. It took some work, but we were able to keep the cost the same as last year, \$490 per tree, including delivery and installation.



Our program started via e-mails to members a couple of weeks ago. We wanted to allow time for *Oak Leaf* readers to order trees, so we are extending the deadline until Friday, December 10th. As with many items today, trees are in high demand as well so we encourage you to order trees as soon as possible to ensure availability. We are working closely with our nursery and will attempt to secure trees as soon as they are ordered. Please go to [mpha.com](http://mpha.com) for more information and to complete your order, but here are the trees that we will be offering:

**Willow Oak**  
B&B  
\$490



**White Oak**  
25 gallon  
\$490



**Red Oak**  
B&B  
\$490



The trees are 2 - 2 1/2" caliper, 9-10' feet tall and will be A grade trees. The nursery is out of B&B White Oaks, but the 25-gallon trees are nearly the same size. We planted 25-gallon trees last year with good success. These are the sizes that City recommends for transplanting; they are sufficiently tall and begin growing more quickly than larger trees. We are targeting installation in late December or January. Similar to last year, the trees will be watered for a year and include a one-year warranty.

The program was very successful last year and we planted 60 trees. As you know, John Nolen's original plan called for oaks in the median where applicable, then 1-2 trees in the right of way (ROW) and 1-2 trees in front yards. If you have considered planting additional trees to return our neighborhood to what John Nolen originally envisioned, this is a great time to plant a tree for our future canopy. The \$490 is our cost and we believe this is a very attractive price.

On a related note, we have been working with the City on a heritage tree protection program that would prevent removing established trees over a certain size. The protection is included in the proposed Uniform Development Ordinance (UDO) which can be viewed on the City's website. If the language remains and the UDO is adopted next year, that will help significantly. We have all seen too many examples of large, healthy trees removed from private property throughout our neighborhood.

Additional information is on our website, but if you have any further questions, please e-mail [info@mpha.com](mailto:info@mpha.com). You may also make a contribution directly to the Jack McNearney Tree Fund on our website.

**Thank you for your support to help grow and protect our tree canopy.**

## From the Editor



This issue is chock full of important and timely information regarding our wonderful Myers Park Neighborhood. Need a tree for your yard? We tell you how. Wondering how the Duke Mansion is doing

with COVID? The latest information is here. Tired of the speeding on Queens Road West? It's being addressed in these pages. Check out our 100+ year-old homes. I hope you enjoy this issue!

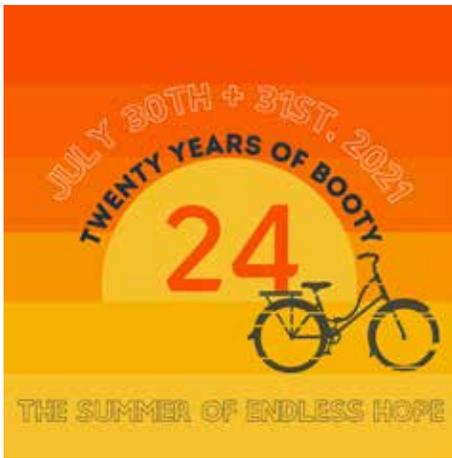
– Ferman

The Editor could use a new Willow Oak!



## Neighborhood Safety Reminder:

**Please keep valuables out of your cars and lock their doors. There have been too many unlocked car thefts.**



## 20th Year of 24 Hours of Booty a Big Success

By Caroline Arey, 24 Foundation

**O**n July 30 and 31, hundreds of riders and walkers took to the Booty Loop to celebrate 20 years of 24 Hours of Booty together. In addition to raising more than \$1.3 million to change the course of cancer in the Charlotte community, participants braved the heat and clocked thousands of miles around the Loop, representing hope, healing, and resiliency in the face of struggle.

In addition to the 'Looped' event, hundreds of 'UnLooped' registered participants created their own 24 Hours of Booty experience in their neighborhood to help change the course of cancer. The 'Looped' and 'UnLooped' events brought together more than 850 participants from 22 different states and four countries.



"Huge thanks and congratulations to everyone involved for being part of our summer of endless hope for Charlotte's cancer community," said Katy Ryan, executive director of 24 Foundation. "We were thrilled to be back together in person for our twentieth year while following federal and state safety protocols. Cancer doesn't stop during a pandemic and neither does our family of participants, supporters and volunteers. Our 24 Hours of Booty rock stars stepped up in a big to impact our cancer community and to raise significant funds for cancer survivorship and navigation programs."

When not riding or walking, 'Looped' participants hung out in "Bootyville" (a.k.a. Queens University of Charlotte soccer field) for camping, food and fun. The 'Looped' event was supported by volunteers and Charlotte-Mecklenburg Police Department representatives were stationed along the course at all times. Always a favorite part of the event was the amazing support from the neighbors—including the spray unicorn on Hopedale Hill – along the Booty Loop.



More than \$25 million has been raised since the events inception. Funds raised support local cancer beneficiaries including: Atrium Health's Levine Cancer Institute and Levine Children's Hospital and Queens University of Charlotte. Donations are still being accepted for 2021 and can be made online at [24foundation.org](http://24foundation.org).

"We are very grateful for our partnerships with Levine Cancer Institute, the Myers Park neighborhood, Queens University of Charlotte and the Charlotte-Mecklenburg Police Department," said Ryan. "Together, with our incredible supporters and participants, we are helping change the course of cancer and provide hope and healing to our cancer community."





# The Duke Mansion – Witness to History

By Cyndee Patterson, President of The Lee Institute, the nonprofit that owns and operates the historic Duke Mansion.

In 1918, the headlines in the Charlotte Observer were full of stories about the great pandemic. Imagine at the time, that the home that is now the Duke Mansion was only three years old and the Zeb Taylor family who built the home were still living in it.

Fast forward to November of 2021, and there are still headlines about the once every 100 years pandemic, and the Duke Mansion—like everyone—is beginning to turn its thoughts and hopes to 2022.

It has been a tough 18 months but all along the way the Mansion has pivoted to continue to fulfill its mission to preserve and protect this community treasure by making it a place for the community. As Cyndee Patterson, president of the Duke Mansion and the Lee Institute reflects, "It has been hardest on our team of hourly associates who saw their income disappear when all of the events that they were used to working were cancelled. Thanks to the generosity of so many—we established the President's Fund, and we were able to make three contributions to our team to help them through the tough times."

At each step, the team at the Duke Mansion continues to follow the recommendations and requirements of local and state government along with those of the CDC. At the beginning, no one had ever really heard of something called a micro-wedding. But, when the size of weddings was limited for safety concerns, some families didn't want to wait to have their weddings so micro-weddings were born. As partners to these families, the Duke Mansion team was



privileged to witness some very special and moving weddings. Other weddings chose to wait and reschedule. It is hard to imagine—but some families moved their date three times from the spring of 2020 forward.

With expanded cleaning protocols and the installation of highly effective HEPA filter equipped air purifiers, the Duke Mansion has been working hard to protect our team and our guests. After a brief period in early 2020, the overnight rooms have been open to guests.



Cyndee Patterson, President of The Lee Institute, the nonprofit that owns and operates the historic Duke Mansion.

Beginning in the summer of 2021, the Duke Mansion began a process to become a fully vaccinated staff. "Making the decision to be a fully vaccinated team was not easy, but it was the right one for our team and our guests, said Patterson. "We worked hard to walk the journey with our team to help provide support and information for anyone who had concerns."

The silver lining in all of this has been the Duke Mansion gardens and grounds. As part of the Mansion's recent 100th Anniversary in 2015, a master plan was completed for the 4.5 acres so that it would be a wonderful amenity for the neighborhood and the community. The idea of the gardens and grounds as such a needed respite when being outside was so important. The group of garden volunteers who work with Lindsay Daywalt, the director of gardens, have worked hard across all the seasons to make it a beautiful and welcoming space.

So many have asked about the return of drop-in cocktails, charcuteries to go or even the opportunity to go on a history tour. The Duke Mansion team is hopeful that all of that and more will be back in 2022! As always, you can sign up to learn more about the public events at the Duke Mansion at [www.dukemansion.org](http://www.dukemansion.org)

In 1919, with the end of the pandemic in sight, Mr. James Buchanan "Buck" Duke bought the home from the Taylors and was in the process of tripling into the size it is today. While no such dramatic changes are coming at the Duke Mansion in 2022, the Duke Mansion looks forward to welcoming its neighbors and friends back soon!

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*"Real estate is not my job, it has been my passion for over 20 years! I truly enjoy helping clients sell their homes and finding their next home. I also love introducing newcomers to Charlotte and helping them find a perfect fit in their next home and community."*



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# Celebrating Centennial Homes

by Suzanne Ross & Jane Coghill, MPHA Board

**M**yders Park is an established community that boasts many homes that are over a century old. These original beauties anchored the rapid growth that Myers Park experienced in the years that followed. They represent several architectural styles and sizes—we wanted to feature a few of our MPHA members' homes.

A thriving neighborhood also has mature organizations that contribute to a healthy community ecosystem and we celebrate the centennial anniversary for two of them.

PROPOSED  
GENERAL PLAN  
OF  
MYERS PARK  
CHARLOTTE, N.C.  
THE STEPHENS COMPANY, OWNER  
JUNE, 1921.  
SCALE: 800 FT. TO 1 IN.

NOTES:

This Map is Tentative; Full Rights are Reserved by the Owner to Revise the Subdivision of Lands Not Sold. This Map Must Not Be Recorded, Nor Used For Sales Contracts, Use Existing Maps Recorded in the County Registry. No Streets Are in Any Way Dedicated by This Map.

## 2034 Dartmouth Place

E.C. Griffith bought the land that makes up Dartmouth Place directly from J.S. Myers. Dartmouth Place has some of the oldest homes in Myers Park and this charming weatherboard bungalow with stone chimney is representative of the architectural style of the neighborhood.

## 944 Granville Road

This Colonial Revival home, circa 1872-1873, was a wedding gift to Sophia Myers Jones from her father, William R. Myers, and was originally located at 406 East Avenue, now East Trade Street. When her brother, John Springs Myers, started developing Myers Park, she moved the house to Granville Road—her daughter Alice lived right next door.

## 919 Harvard Place

This gracious home was built in 1915 by the original owners Robert Andrew and Mina Caldwell Brem Mayer. Early in their marriage, they lived at 311 East Boulevard (now home to Copper Restaurant) but they were persuaded by Myers Park developer, George Stephens, to build a brick Colonial house in his new subdivision. Mr. Mayer worked for Travelers Insurance Company and drove daily to his office until his death at 94.

## 500 Hermitage Court

F.M. Simmons developed Hermitage Court, including the massive stone gateways at Hermitage Road and Providence Road that identifies the Court. This home features the wood shingle Bungalow architecture that was typical in the neighborhood 100 years ago.

## 912 Queens Road

Architect J.A. Jones built a wood shingle Bungalow for his daughter in 1921 after her husband died in an airplane crash. Only four owners have occupied this residence and the current owners took to heart the mission of making improvements for a modern lifestyle but retaining its historic charm.

## 1550 Queens Road

In 1917, this home was constructed by A.C. Summerville of Magnolia Mills. His design was based on a Colonial Revival-style home constructed a few years earlier in Grosse Point, Michigan by architect George William Graves.

## Queens University

In 1857, the Charlotte Female Institution was founded in downtown Charlotte. Since then, much has changed—now co-educational opportunities abound for a diverse student body with expanded academic offerings. One-hundred years ago saw the name change to Queens College and the campus was relocated to Myers Park. The University has grown with the city of Charlotte and with that growth, the college became a university.

1921—  
2021

100 YEARS

## Myers Park Country Club

A century of tradition, a lifetime of memories—since 1921, Myers Park Country Club has been at the center of life in this neighborhood, becoming an influential part of the City. Positioned with an ideal location on land that gently rolls through the Carolina Piedmont, while hugging Charlotte's thriving business district, Myers Park Country Club has gracefully grown into its modern form.

Turn the page to see these "CENTENNIALS"!



*est. 1914*  
**2034 Dartmouth Place**

**J. Cameron Furr, Jr.**



*circa 1872-1873*  
**944 Granville Road**

**Ian Kutner & James Chastain**



*est. 1915*  
**919 Harvard Place**

**Hal & Nan Clarke**



*est. 1916*  
**500 Hermitage Court**

**John and Anne Barry**



*est. 1921*  
**912 Queens Road**

**Matthew & Melissa McDonald**



*est. 1917*  
**1550 Queens Road**

**Andy & Sally Zoutewelle**



Myers Park Country Club



Queens University

May they still be standing in a hundred more years!

## Celebrating 39 Years in Residential Real Estate



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## The Nolen Townes

Prices begin at \$929,000

Welcome to The Nolen Townes, Charlotte's newest luxury English-cottage-inspired townhomes surrounded by a lush tree canopy in the heart of Myers Park! Constructed by 2021 Builder of the Year, Hopper Communities, these swoon worthy residences define sophistication.

- 3 or 4 story units with three bedrooms
- Open concept floor plans
- 10' ceilings on main level
- 7" hardwood floors throughout living areas
- High-end finishes
- Gas fireplace in Living Room
- Chef's kitchen with top-of-the-line appliances
- Top-level flex space could be a second living area, office, or amazing storage
- Attached two-car garage with an electric car outlet
- Covered outdoor living areas; some with rooftop terraces
- Elevator option

Development listed by:

Maren Brisson-Kuester at Corcoran HM Properties

*If you are interested in a private tour or more information, please reach out anytime!*



Kelley Bohrer

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704.904.1966

kellyb@hmproperties.com  
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# July 4th Parade – A Rousing In-Person Success!

By Jen Walker and Ferman Wardell, MPHA Board



**I**t was another year of unpredictability due to the COVID-19 pandemic, but we did it! MPHA's annual Fourth of July parade went forward, and what a parade it turned out to be! The attendance of our patriotic participants was huge, the weather was perfect and the place of celebration was stunning.

Yes, we kept to our social distancing, we celebrated outside and invited all to wear masks who felt needed them. It was a much-needed time for those in our Myers Park neighborhood to connect with each other.

The observance of our great nation's independence began on the magnificent front lawn of Queens University. Clear blue skies and a mid-85-degree temperature were plusses. The added bounce to this perfect day was the tree lined lawn on which our event took place. What a day! Participants assembled early before the parade to gather their decorations, accessorize their bikes, scooters and even bedazzle themselves with trinkets.

**And the festivities began!** Off went the procession, led by our very own dedicated Fire Engine #6, followed by our Grand Marshal, John Nolen, who was the architect, master planner for our great neighborhood, Myers Park. What! How could that be? In his honor, a life size image of Mr. Nolen sat in the back of Ferman Wardell's friend's Mustang convertible. Exotic cars, family SUV's, sedans, trucks, convertibles and a golf cart followed. And of course, our most dedicated participants were those who moved our Fourth of July procession on foot or by pedal. They traveled around one full block, leaving Queens University to Queens Road West and back around to Radcliffe, continuing to our place of celebration, Queens University (thanks, Queens!).

Afterwards, participants enjoyed live music by special guest, the David Britt Band. Face painting and balloon twisting were enjoyed by everyone, and there were food vendors, What's Up Dog and returning vendor King of Pops Ice Cream.

What's up for 2022? Just wait and see. It only gets better.





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# Queens Road West: Partnering with City Leaders to Encourage Safety

By Debbie O'Brien, Kendra May, and Becky Williford

Queens Road West is a neighborhood street alive with runners, walkers, strollers, cyclists, and motorists. Myers Park Traditional School and Queens University students cross the street to get to campus. Park-goers travel QRW to visit the Nature Museum and Freedom Park. Uptown commuters drive on QRW to get to and from work. And by the way, people with children, grandchildren, and pets live here, too. It is our neighborhood!

Recently, QRW neighbors have become increasingly concerned with safety due to speeding and the growing number of accidents, both reported and unreported. According to the National Highway Transportation Safety Administration (NHTSA), speeding remains the number one factor in more than 25% of fatal accidents each year. Speed limits of 25mph and 35mph on QRW are routinely disregarded. It's become dangerous for residents to turn into driveways, to take trash bins to the curbs, or to play in the front yard.

Neighbors looking for solutions have turned to our City leaders. We are asking for methods to permanently slow the traffic by adding pedestrian crossings, traffic signs, cameras, and police enforcement. We are partnering with the City of Charlotte Department of Transportation, the CMPD, and City Councilmen Larken Egelston and Mayor Pro Tem Julie Eiselt for their guidance and support.

Conversations with Angela Berry, P.E., Traffic Safety & Vision Zero Program Manager of the City of Charlotte Department of Transportation began in May 2021. Vision Zero is "an action plan designed to reduce crashes and eliminate traffic-related deaths and severe injuries by 2030." In response to our concerns of the accidents and speeding, Ms. Berry replied, "Please note that speeding is a problem throughout Charlotte. I get at least 1-2 complaints a day. Speeding is a chosen behavior that is very hard to engineer away." Ms. Berry has been a valuable resource, supplying us with current traffic and accident data on Queens Road West. Based on this information, the CDOT has taken a first step by agreeing to provide a crosswalk just south of Wellesley Avenue and install temporary flashing speed-monitoring signs. She has promised continued dialogue and traffic studies so that together we can arrive at the most appropriate solutions to calm traffic on



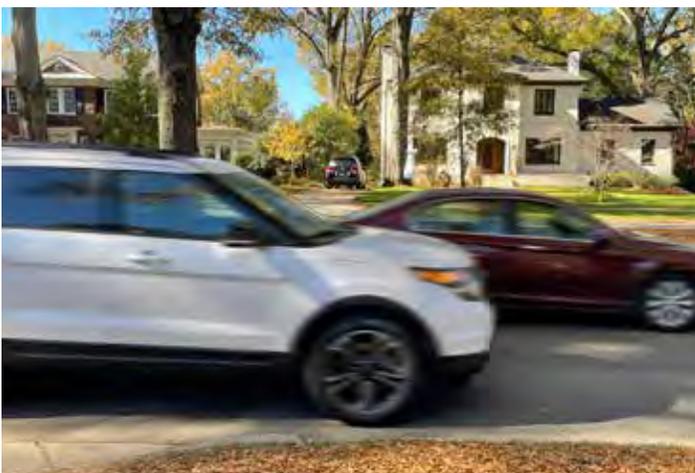
our street. We thank Ms. Berry for her response to our many emails and for her continued support.

We've also asked for updated and more relevant signage and contacted Angie Ivey, CDOT - Public Service Field Investigator. Many of the signs lack reflectivity, are bent and hidden by limbs, and do not provide vital information like the speed limit or school crossing. She visited the 1600 block of QRW to review the condition of the signage. She agreed that the signs need to be updated and replaced. New signs are scheduled to be installed in the next few weeks.

We have contacted the CMPD, as well, to ask for police enforcement. The Providence Division Response Area One monitors speeding on QRW with one officer. He is the only ticketing officer in our division and his monthly presence is welcome.

On November 16, neighbors met outside during rush hour with Councilman Egelston and Angela Berry. Mayor Pro Tem Julie Eiselt was unable to come but has also offered her support. All have been receptive and pledged to help our initiatives to increase safety via traffic calming measures.

The Charlotte community should be able to enjoy beautiful QRW without speeding motorists. We are making progress and will continue to work towards our goal of increasing safety on QRW. Please join us!





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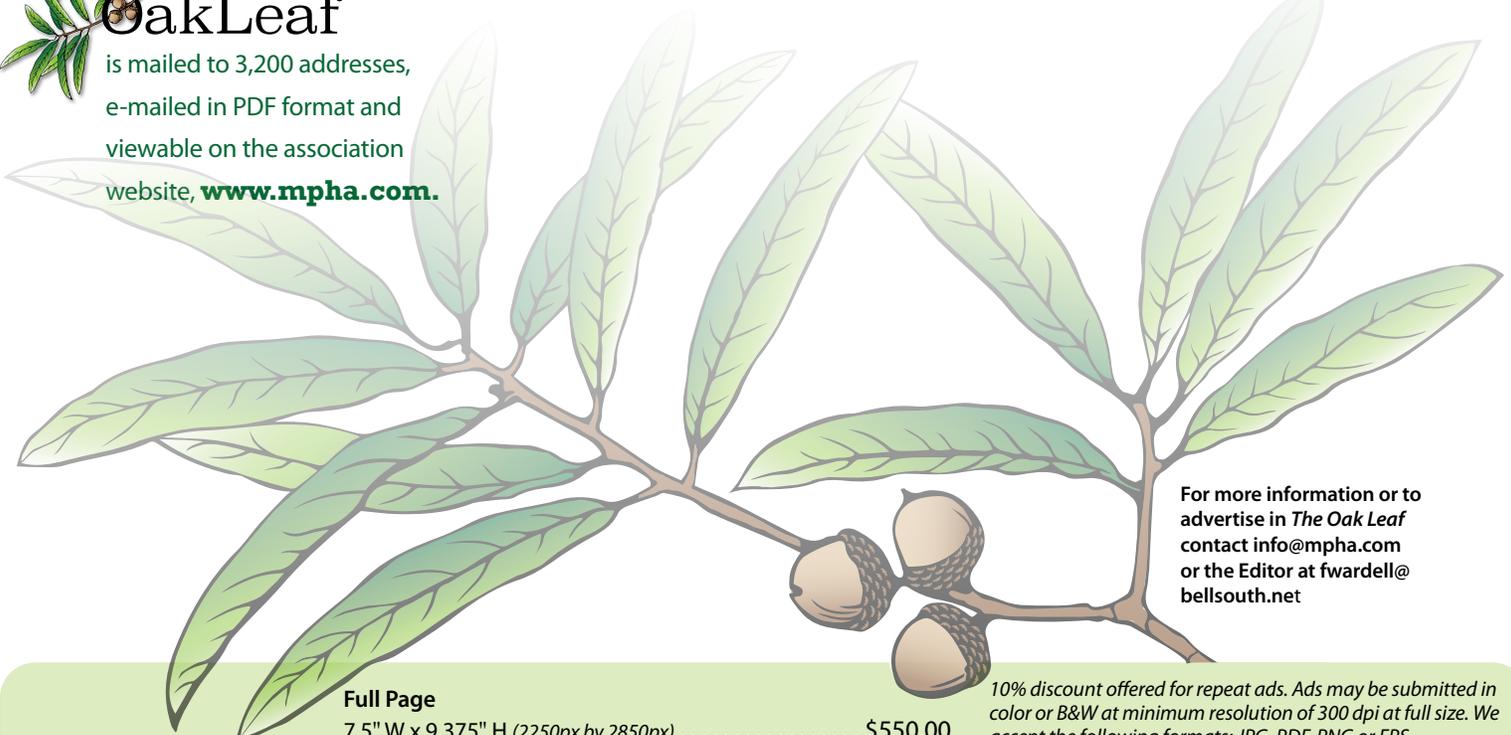
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