

COLUMNS

SUMMER 2023
The Lindley Park
Neighborhood Newsletter
lindleyparknc.com

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MESSAGE FROM THE CHAIR

All of us at the Lindley Park Neighborhood Association appreciate the uptick in neighbor involvement so much! It seems like every week we have new folks stepping up to manage different aspects of our neighborhood association. You'll see in this newsletter that we still have a couple social event volunteer needs, so if you're interested in coordinating a neighborhood special event, please reach out!

If there's one thing I've loved over my years of LPNA involvement, it's the intrinsic value and social cohesion that result from the variety of neighborhood association work. We are lucky to have such a strong association and I hope everyone appreciates it as much as I do. Thank you to all our neighborhood volunteers and let's make this summer one to remember!

– Josh



We Need **YOU** to Join the LPNA and Help Steer the Future of Your Neighborhood!

Several new LPNA officers and working group chairs were elected at the January and May general neighborhood meetings, but LPNA is still in need of an **Events & Celebrations Chair**. If you would like to take the lead or help with a specific event, such as the Chili Cookoff in November or Luminaries in December, please contact Joyce Eury at vicechair@lindleyparknc.com.

Near the 'Hood

Every month we'll feature a business that, while not "officially" within the LP boundaries, serves our neighborhood well.

This month, let's take a quick look at **33 & Elm** and **Oh! Goodness Bakery** located in the Industries of the Blind building at 924 West Gate City Boulevard.



33 & Elm offers locally sourced coffees and teas, sandwiches, and salads, has a great conference room available for rent, and has an awesome selection of gluten-free, sugar-free, keto-friendly pastries and baked goods from **Oh! Goodness Bakery**.

Check them out on Facebook or their websites, or call them for specific info.

Open Mon-Fri 6:30am-5:30pm
Saturday 7:30am-4pm.

Too good to miss.

<https://33andelmcoffeehouse.com/>

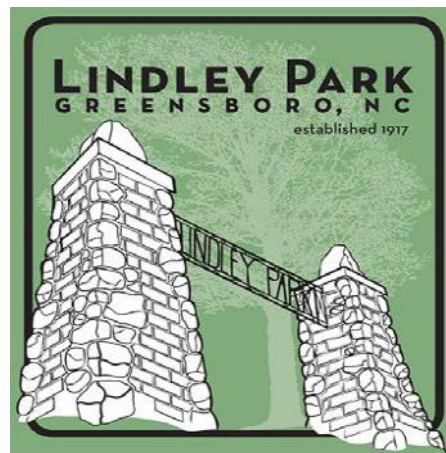
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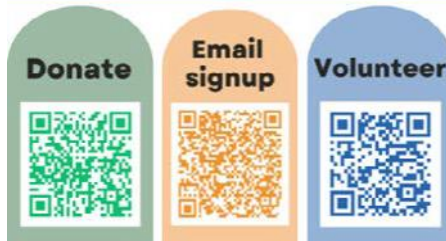
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GET INVOLVED



2023 LPNA CONTRIBUTION FORM

Contribute online at lindleyparknc.com/support

Your generous LPNA contributions fund all of our social activities as well as this newsletter. Suggested amount is \$15 per household, but any amount is appreciated! Please fill out the form below and mail it with your check to the address listed, or bring it to a monthly meeting!

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Sign up for meeting minutes, local news, and other announcements at lindleyparknc.com or use the QR codes below.

And don't forget to follow and tag us on Facebook and Instagram:
@lindleyparknc!

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COLUMNS is posted online at lindleyparknc.com/newsletter and you can sign-up to receive a copy in your inbox by using the SIGN UP button on our Facebook page, or email us at lpnagso@gmail.com.

For the time being, additional hard copies are not being distributed to local businesses.



@lindleyparknc

The Best Time To Sell Your House Is When Others Aren't

Contributed by Leslie Stainback

If you're thinking about selling your house, you should know that this season, **there are fewer sellers listing their houses for sale than the norm.**

Inventory Trends Locally and Nationally

Looking back at every April in Guilford County, the numbers have been historically low. When the pandemic hit in 2020, 632 sellers listed their homes for sale. In 2022, April had 809 new listings and April, 2021 saw 917 new listings. Amazingly, April of this year saw fewer sellers than even in the pandemic, with an astonishing low number of 597 sellers.

Sunset Hills had six new listings hit the market in April of 2022 compared to only one this April. Lindley Park had four new listings in April of 2022 compared to just one this April. In typical years, roughly 500,000 sellers add their homes to the national market in April. This year, we saw fewer than 400,000. These historic lows mean your house could attract lots of attention from hungry buyers!

Why is Inventory Staying so Low?

While there are a number of factors contributing to this trend, one big thing keeping inventory low right now is what we call "rate lock," or the reluctance to move when the current mortgage rate is lower than the one they could get on their next house. As a recent survey from Realtor.com explains, *56% of people who are planning to sell in the next 12 months say they're waiting for rates to come down. While this wait-and-see approach is right for some sellers, it also creates an opening for more eager sellers to jump in now.*

Now is Your Chance to Stand Out!

If your current house truly doesn't fit your needs anymore and you're ready to move, don't miss this chance to stand out. With fewer sellers putting their homes up for sale, buyers will have fewer options, so you set yourself up to get the most eyes possible on your house. That's why your house could see multiple offers as buyers compete over the limited supply of homes for sale – especially if you price it right.

Bottom Line

If you're ready to sell now, beat the competition to the market before it starts to adjust back to a more normal number of available homes. Connect with a professional and get your house listing ready and priced right and it should stand out and could get multiple offers.



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Are We OK with the Default Speed?

Contributed by Maury Schott

As many of you may be aware, most of the streets in Lindley Park are not signed for speed limits. Only Walker Ave, Elam Ave and Northridge St, which are listed as 'connectors' by the city, are signed at 30 mph. And Lindell between Walker Ave and Spring Garden St (adjacent to the park) is signed at 25 mph.

What you may *not* know is that under state law any unposted block defaults to 35 mph. That means the other blocks in the neighborhood, all of which are purely residential, have a higher speed limit than the streets the city classifies as connectors. I for one find that utterly bizarre – and unacceptable.

When I requested the Greensboro Dept. of Transportation post speed limits of 25 mph, as it has done in many neighborhoods including right next door in Sunset Hills, I was informed that they would not do so unless they determined based on a traffic study that it was supportable. And, if they did, the neighborhood would then be required to get 70% of residents to sign a petition supporting the change.

I feel that a request for safer speed limits on residential streets should be a far easier process. I hope you do too and will support our efforts to change this situation.



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LPNA Working Groups

From the LPNA Bylaws

The bylaws for the Lindley Park Neighborhood Association (LPNA) call for four working groups to support the vision of the LPNA and encourage wider participation in its decision making. If you are interested in joining a work group, please contact the appropriate chair or LPNA Chair Josh Sherrick.

Government and Community Liaison Working Group works with local government and other organizations on matters that affect the neighborhood. It stays informed of the issues related to neighborhood streets, sidewalks, water and sewer, parks, green spaces, or any other area of concern. It monitors proposed property rezonings and researches and reports on them to the Executive Committee and at LPNA general meetings.

Events and Celebrations Working Group organizes events that create a vibrant neighborhood and supports LPNA fundraising activities. It plans and carries out social activities and functions and seeks ways to promote friendship, understanding, social interaction, and cohesiveness.

Healthy Neighborhood Working Group maintains and enhances a sustainable and healthy community by sharing information on health and sustainability issues that impact the neighborhood's residents. It facilitates LPNA participation in local, state and federal programs or develops programs that meet the needs of the neighborhood.

Communications Working Group provides residents ways to discuss issues affecting the neighborhood, and promotes communication networks to inform them of such issues. It prepares and distributes the newsletter, maintains the website, email, Facebook, and other communication tools.



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Free Trees from the NeighborWoods Program!

“The true meaning of life is to plant trees, under whose shade you do not expect to sit.” – Nelson Henderson

Our game began on a hot day in August when Charlie was six and Liddy was four. As we walked from our Springwood Drive house up to Bestway for ice cream sandwiches they yelled “SHADE CHASERS!” and paused at the edge of each circle of shade before bounding to the next. Every time they reached the shade of a tree, they’d stop, take in the cool, and gather up their reserves to run again. The shade propelled us forward; it cooled us off and made our walk an adventure.

When Lindley Park was first developed in the early 1900s, the architects centered it around a public park named after John Van Lindley, a local Quaker businessman who owned a successful plant nursery. Lindley donated 60 acres of land along Spring Garden Street for a recreation complex. Our neighborhood, defined by its tree-lined streets, grew in the area surrounding the park.

In the last few years, we’ve lost many of those beautiful, old trees. Here’s the good news: Our walkable neighborhood has an opportunity to plant new, native trees, which will demonstrate to our children that we’re willing to leave the world better than we found it.

What is NeighborWoods?

Greensboro Beautiful selects one neighborhood each year to receive up to 200 trees. This year, Lindley Park was selected! The goal is to replace our native trees, like oaks and maples, that grow slowly over a long period of time and provide a canopy of shade for our walkable neighborhood, but smaller trees are available as well..

What does it cost?

IT’S FREE! On the first weekend of November, NeighborWoods will plant your tree (or trees) for you. Want to help? They appreciate volunteers

When and where do I sign up?

Registration ends August 1st! You can request up to two trees, four if you live on the corner, at greensborobeautiful.org/tree-plantings/neighborwoods. Trees will be planted in your front yard, or on the side, if you have a corner lot. After you register, someone from the city will come out to make sure you don’t have any conflicting utilities. If there are, they’ll help you pick another spot.

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Weeds

Contributed by Stephen Johnson, Elam Gardens

The last few months I've been thinking a lot about weeds. Spring brings weeds, whether in beds you want to plant, pots of tulips planted last year, cracks in paths, unmown patches of grass, or in gutters. A lot of people spend a huge amount of time, particularly trying to eradicate them with hard work and/or poisons. I've been in the same mindset and struggled with the same problems. Over the years I've become more forgiving both to myself and to the world around me, less concerned with the weeds themselves, and more concerned with what they are telling me.

Particularly interesting to me is that weeds, not to romanticize them as under-appreciated, seem very much associated with human cultivation. Hiking through the local woods, I see what look to be weeds, but a complex and varied ecosystem probably doesn't allow much room for weed growth. Sure you will probably see invasive plants or overgrown patches where a tree has fallen, but again it's a different feeling. They seem to fit in.

Over the last few years I have begun to think of weeds more as indicators of my actions or inactions that resulted in plants growing where I didn't intend them to. I have essentially done something wrong, maybe over-cultivated and brought up seed from deeper down, or not paid enough attention to the structure of the soils. Perhaps it's too wet or too dry, or has been mown too short, allowing faster growing grasses like Bermuda or crab to infest the beds. (I admit I loathe Bermuda grass; I pull it and throw it on hot asphalt!) Sometimes it's because the soils lack particular nutrients: dandelions are a brilliant indicator of compaction and low calcium.

Realizing that weeds are really about cultivation, soil, and indicators has allowed me to both tolerate their presence and to be more relaxed about them. I use them to guide my next steps and try to figure out changes that will reduce the weed pressure. I aim to reduce the effort I expend pulling weeds, reduce interventions like boiling water or horticultural vinegar, and definitely to avoid more poisonous alternatives even if they are organic. I've left a bed to overwinter with weeds as a groundcover (hopefully getting them before they seed), so I can make more productive use of that land.

My chickens enjoy that approach as well, as it gives them something to eat and scratch besides what I've planted. So, like my chickens, I'm learning to enjoy the weeds in my yard a little more, especially by letting the dandelions blow their seeds around and marveling at how yellow buttercups look.

These sites may be helpful in identifying weeds and determining what they are trying to tell you about your cultivation practices or soils:

<https://www.turffiles.ncsu.edu/weeds-in-turf/>

<https://gardening.ces.ncsu.edu/weeds/>

<https://weedid.cals.vt.edu/>

Sheila Sanders of RE/MAX Realty Consultants to Continue Support of Neighborhood Events



Having lived in Lindley Park since 1998 and selling real estate since 2001, Patti Eckard has been the common denominator for many residents now living in Lindley Park, and for others who moved on. She is trusted and respected by her clients, neighbors and colleagues. In December 2022, Patti decided it was time to retire. While she won't be actively selling, she will be consulting with Sheila Sanders of RE/MAX Realty Consultants. Sheila has been working with sellers and buyers since 2003 and has worked with Patti at RE/MAX for 10 years. Patti and Sheila have a lot in common - a strong allegiance toward their clients and a love for old houses. After several cross sales, and referrals, Patti felt Sheila would be a good fit to carry on a high level of personal client service. This will include RE/MAX's continued sponsorship of the annual Neighborhood Yard Sale, scheduled for May 20, 2023.

RE/MAX
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Lindley Pool Updates

The Lindley Pool will remain closed during the 2023 season. The GSO Parks and Recreation Commission will consider recommending support for a draft plan for aquatic center improvements, including at the Lindley Pool, at its June 14th meeting at 5pm at the Greensboro Science Center. Pending the commission's endorsement, the City Council will consider adopting the plan in the summer 2023.

Lindley Pool recommendations include:

- New six-lane pool; water basketball; Ninja Cross obstacle course; water slide
- New mechanical room and renovated locker rooms and restrooms
- Additional park improvements including play pavilion; open lawn with seating; food truck; support facility

The full plan can be viewed at:

<https://user-kcmpny.cld.bz/2023-Parks-and-Recreation-Aquatics-Master-Plan>

Farewell to Greensboro Neighborhood Congress

Contributed by Susan Taaffe

On February 4, 2023, the Greensboro Neighborhood Congress (GNC) sent an email to announce it had disbanded. These are excerpts from that email:

The GNC was organized in 2003 to bring neighborhood leaders together to learn from each other and to advocate for needs shared by all Greensboro residents. With a dedicated group of volunteers, inspiring leadership from founder and advisor Donna Newton, support from the City of Greensboro and the Building Stronger Neighborhoods program of the Community Foundation of Greater Greensboro, the GNC connected neighborhood groups to resources to improve their quality of life.

Greensboro has evolved since our beginning. Our city departments now use multiple means to communicate with residents and have developed processes to ensure resident input when important changes are made. Many newer grassroots organizations are energized to improve the quality of life of fellow residents.

The GNC Executive Committee is grateful that we can see the enduring benefit of our work reflected in the city government's processes. With humility, we see our time has come to an end.

EASTER EGG HUNT



Community Garden at Lindley Elementary School

Contributed by Quanita Moran

Gardens are lush in fairy tales, fruit and vegetables abound, and gardeners spend endless hours fiddling in plant beds until the sun goes down. However, this is not a fairy tale. This is a REAL GARDEN!

Lindley Elementary School received a grant a little more than a decade ago to construct something special not only for teachers, children, and parents, but also for the Lindley Park community: a garden.

The goal was two-fold. First, to plant vegetables, herbs, and fruit trees to feed the community. Second, to teach Lindley Elementary School students about plants — how they start from seeds; how they're nurtured and cultivated as they grow; and how they're harvested as fine sources of food that can nourish and feed a community. Since then, many helping hands of all sizes — including a few with green thumbs — have touched the soil.

So far this gardening season:

- **Annual Community Workday.** Which involved weeding, turning beds, updating the shed with storage, and building a new raised bed around the teepee (if you know the garden) so we can add pollinating vines for the bees.
- **Lindley Elementary students visited the garden with their classes** throughout the spring and Earth Day week. Among other things, volunteers taught them about earthworms and composting, assisted the children in sowing vegetable seeds and perennials, and planted the year's award-winning crop of potatoes.
- A **new barrier fence** was installed along the garden's ever-encroaching yet charming wild tree line. The fence will be transformed into a landscape art piece.
- **Kiosk at the Corner Farmers Market,** reusable cloth bags with our creative logo and succulents in colorful pots painted by the students were sold. All proceeds benefited the garden!

We look forward to seeing you in our garden. Everyone is welcome!

So What Exactly is a “District Representative”?

Contributed by Dyan Arkin

The Lindley Park neighborhood encompasses around 645 acres and includes more than 1200 households. To ensure that all residents have a voice in the Lindley Park Neighborhood Association (LPNA), the area has been divided into four districts, each with its own representative.

The vision of the LPNA is to advocate and support the development of a vibrant, sustainable, and healthy Lindley Park that reflects both its history and potential, and District Representatives are key to its success.

Representatives work with their neighbors to identify issues impacting their district and work with LPNA

Working Groups to come up with strategies to address them, then report back each month to the Executive Committee. They support the LPNA commitment to a built environment compatible with the following goals:

- Maintain the 2004 Lindley Park Neighborhood Plan;
- Achieve a sense of community and security by encouraging responsibility, involvement, and pride among all residents and owners;
- Promote healthy and active relationships with other neighborhood groups, civic organizations, and government agencies;
- Manage change while ensuring

livable density, a diversity of architectural styles, and a well-maintained neighborhood;

- Preserve and promote public and private green spaces;
- Respect, recognize, and maintain ethnic, family, socio-economic, and cultural diversity;
- Provide safe, walkable streets;
- And support local businesses and services.

Please take a moment to locate your residence on the Neighborhood District Map at <http://lindleyparknc.com/neighborhood-district-map/>, and contact your district representative with suggestions for ways to make Lindley Park a great place to live!



A sense of community.

That's just one of the many reasons we love Lindley Park. The connection with our neighbors and schools, the beautiful surroundings and unique homes. We're so happy to be part of this vibrant neighborhood.

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the corner...



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8-NOON

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2105 West Market
at the corner of W. Market and Kensington

What's that Awful Smell?

Contributed by Elizabeth Link, Julie Radloff, and Joyce Eury

Have you noticed an acrid, tarry smell, especially in the mornings? It's coming from the Russell Standard (formerly Hammaker East Emulsions) Asphalt plant which is located on Holden Road near Patterson Avenue.

The NC Division of Environmental Quality (NCDEQ) investigated and found that the plant had not been regulated at all until Summer 2022. Now filters are being required for some of the tanks, with a stipulation that no odor shall leave the property. We think filters have been installed, but odor is still leaving the property and needs to be better controlled.

Another source of odors is the Vertellus factory at 2110 West Gate City Boulevard across from the Coliseum which manufactures chemicals used for products such as DEET insect repellent. The chemical smell from this can be strong, especially on summer days when the air movement is from the south. After numerous complaints to NCDEQ over a period of years, the smell seems to be less frequent, but is still noticeable.

What can you do about this?

The more people who call to report these odors, the more attention it will likely receive. Calls during the day when the odors are noticeable, and when NC-DEQ can send someone to investigate, are especially important. Every time you notice these odors, contact Ryan Dyson, Environmental Specialist, at 336.776.9650 or ryan.dyson@ncdenr.gov AND Davis Murphy, Compliance Supervisor, 336.6776.9644 or davis.murphy@ncdenr.gov. Or report anonymously online at <https://deq.nc.gov/outreach-education/environmental-justice/nc-deq-anonymous-comment-tool>.

Brooks Elementary Site Cleared!



News & Happenings from Lindley Recreation Center

Summer is a busy time at our neighborhood rec center. Karate and boxing are going on year-round, and fun events are planned for June and July! Special teen nights at recreation centers will be held citywide through August 11th. Each night will feature free organized games and activities. Some programs will have a limited capacity. Register in advance at: <https://www.greensboro-nc.gov/departments/parks-recreation> to get your Summer 2023 pass and attend as many nights as you like.

Lindley Rec Center Karate

Ages: 7 and older
Tuesdays and Thursdays, 4-5 pm
Cost: \$50/month

Coach Al Lowe Boxing Club

Ages: 12 and older
Monday-Thursday, 2-9 pm
Cost: \$40/calendar year

Lindley Summer Bash

Water Games, Activities, and Music
All ages welcome
June 17th from 1-5pm
Cost: Free

Laser Tag and Game Night

Ages: 13-18
July 6th at 6:30pm
Cost: Free

For more info on activities and classes, call:
the Center at 336.373.2930 or
the Boxing Club at 336.373.2931

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May General Meeting Notes

Contributed by Becca Medendorp,
LPNA Secretary

The second LPNA General Meeting of 2023 was held at the Lindley Recreation Center on May 22nd. LPNA Chair Josh Sherrick welcomed the community members and introduced board and committee members who were present. The April Executive Committee Meeting minutes were approved.

Treasurer Blake Sagar stated that approximately \$300 yard sale revenue was contributed to the LPNA and gave the following budget update:

1/1/2023 Balance	\$3109.78
Q1 Expenses	\$2417.38
Q1 Income	\$2617.18
<hr/>	
3/31/2023 Balance	\$2909.98

New Business

- Steve Eury was elected as the Communications Working Group Chair.
- Jessica Beamon has resigned as newsletter editor after 10+ years of excellent service. LPNA is looking for a new editor who has formatting expertise.
- Triad Paw Prints is donating shirts that they designed for us. We are looking at getting stickers and magnets as well.
- LPNA will have a representative at the Corner Market at 2105 W Market Street on some Saturdays.

Guest Speakers

The **Greensboro NeighborWoods Community Tree Planting Program** is accepting applications for free trees

to be planted in your yard in Lindley Park! Fifty trees have already been ordered, so get your applications in by the August 1st deadline! Regular lots can request two (2) native understory or canopy trees to be planted in the front yard for the community to enjoy. Corner lots can request up to four (4) trees. Trees will be planted the first Saturday in November. Go to greensborobeautiful.org to sign up for your trees!

Work Group/Committee Reports

Environmental

Next Park Clean Up is Saturday, June 10th 8am (earlier start time due to heat) (free coffee and donuts) Corner of Lindell and Walker is looking pretty bad, so we are going to concentrate our planning/planting efforts there.

Communications

Recently formed a new committee to streamline communications on social media, through emails, and through the newsletter.

Events/Celebrations

A big thank you goes out to Blake and Bob for cooking ribs for the great Spring Fling. The Yard Sale was a complete success with approximately \$300 raised for LPNA.

Upcoming Events:

- "Peace on Purpose" event sponsored by GSO Police Department on June 2nd 3-7pm at Barber Park.
- National Night Out ice cream social is Tuesday, August 1st at 6pm at Lindley Rec Center. Meg and Bernie Sisk will coordinate.
- Chili Cook Off is November 4th and volunteers are needed to help coordinate.

- Luminaries will be on December 9th.

Government/Community Liaison

Email your comments and concerns to community@lindleyparknc.com.

- Kellen Foundation property rezoning at old Lindley Park Baptist Church goes to city council on June 20th for final approval.
- GSO Police Department Officer Rosann Talbert, the new Community Resource Officer for District 1 will be at our National Night Out Event. She can be contacted at rosann.talbert@greensboro-nc.gov or by calling 336.373.2658. Always call 911 for emergencies and 336.373.2222 for non-emergencies.
- Lindley Park Neighborhood Plan is 20 years old and a group is looking at updating it.
- Randy Little is heading up the Zoning and Development Group.
- A Short Term Rental ordinance amendment was passed by the City Council this evening.
- Brooks Global School excavating and grading has begun. Committee member Betsy Grondy and Chair Josh Sherrick will meet with GCS tomorrow to finalize a communication plan. More follow up is needed re: signage for parking at the arborium. Parking enforcement has been called about the congestion, and it was suggested neighbors call the non-emergency police number (336.373.2222) re: parking violations in that area on week-ends. Bus rider/car route is unknown at this point. Anticipated completion date July 2024.

Park Clean-Up



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Happy 20th Anniversary!

University Animal Hospital is celebrating our 20th year of veterinary service with the best clientele and patients in Greensboro.

We strive to improve our service commitment and client convenience every day. This month we are proud to announce the opening of our new online store. We hope to improve our client service with direct delivery of lots of great products for clients and guests as well. Visit our website at <https://www.DrChristineHunt.com> or scan the QR code below to connect directly to the store.

Use the code **NEWCUSTOMER** to receive a 10% off your first order!

Our springtime weather (finally) allows for more outdoor fun, but indoor play time is especially important for those rainy days. Food puzzles and games stimulate play to make that boredom go away.

During May and June get a great toy for your Dog. Purchase a Kong Classic Red toy and get a **FREE** package of Kong Snacks (Liver Flavored). Pack these inside the Kong toy for hours of fun!

For our feline friends purchase an Egg-Cersizer Cat Toy Treat Dispenser and get a **FREE** package of Pet Select Cat Treats. Put these inside the toy for a fun food puzzle!

It is also flea and tick season again, but we have some great products to prevent these parasites and Heartworms too! For our clients with an up-to-date physical exam, use the code **SPRINGRX20** and get **\$20** off at checkout for no fleas on me!

Revolution® Plus Topical for Cats 6 dose card

-or-

Simparica Trio® Chewable Tablets for Dogs 6 dose card

(Note: Dogs must have a current negative Heart worm test to use this product)

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University Animal Hospital
of Greensboro, LLC



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