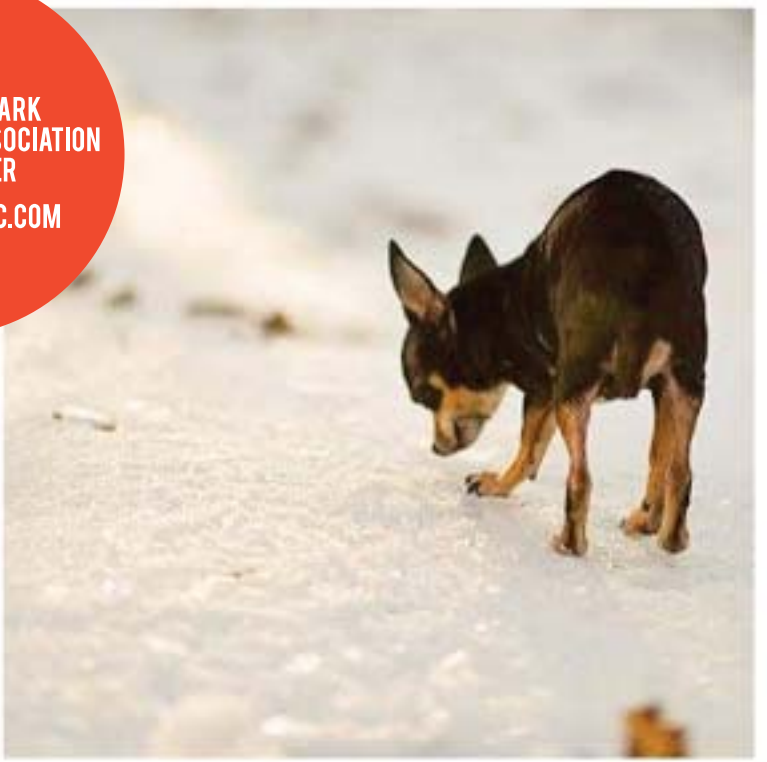


# COLUMNS



THE LINDLEY PARK  
NEIGHBORHOOD ASSOCIATION  
NEWSLETTER  
LINDLEYPARKKNC.COM



Snapshots of LP life. Photo credits clockwise from top: Phillip Long, Holly Stack Dickens, and Kate Silton

# 2 LPNA TEAM



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The Columns is published by the Lindley Park Neighborhood Association. Hand-delivered copies go to more than 1,200 households in the area. If your street does not receive the newsletter, we probably just need a volunteer to deliver it! Contact Joyce Eury about delivery at joyceury@gmail.com.

The Columns is posted digitally at [www.lindleyparknc.com](http://www.lindleyparknc.com). Sign up to get it by email by contacting us at [lpnagso@gmail.com](mailto:lpnagso@gmail.com).

The Columns also can be found at Bestway, Gene's Barber Shop, Lindley Rec Center, Spring Garden Bakery, the Corner Farmers Market and Common Grounds.

## GOT IDEAS?

Of course you do! We want to hear from everyone! Send stories, ideas, photos, history or questions to Kate Silton at [newsletter@lindleyparknc.com](mailto:newsletter@lindleyparknc.com)

## Neighborhood Events:

**February 2:** Oyster Roast

**February 9:** Love Lindley 3, 6:30pm at Lindley Rec Center

**February 26:** Executive Committee planning session (time and location TBA)

**April 13:** Easter Egg Hunt (rain date is April 14)

**May 4:** Spring Fling

**May 25:** Neighborhood yard sale

**June 24:** General Meeting



## LINDLEY ELEMENTARY OPEN HOUSE

ALL PROSPECTIVE FAMILIES ARE INVITED!  
JOIN US TO SEE WHAT MAKES LINDLEY SPECIAL.

**February 11, 9:15-10:15**

- ✓ VISIT CLASSROOMS AND SEE OUR AMAZING TEACHERS IN ACTION.
- ✓ TALK TO PTA MEMBERS AND LEARN ABOUT THE LINDLEY ELEMENTARY COMMUNITY.
- ✓ MEET OUR PRINCIPAL, ASSISTANT PRINCIPAL AND VARIOUS STAFF.
- ✓ HEAR FROM OUR STUDENTS WHY LINDLEY IS AN AMAZING PLACE TO LEARN AND GROW!

Please enter through the Northridge Entrance and check in at the office. We will start in the auditorium, take tours, and have a Q&A. ALL families interested in seeing what amazing things Lindley has to offer are welcome--rising kindergarten through rising fifth grade. Children are welcome to tour with you!

**Stay tuned:** Preservation Greensboro Home Tour in May

**May 6: 2019 Color Trends: A special presentation from Benjamin Moore Paints 6:30-8:30 Lindley Rec Center**

Candice Carter Smith, IIDA, NCIDQ, Architectural & Design Representative with Benjamin Moore & Co. will present a review of popular paint color trends in American homes in 2019.

**May 9: Secrets of Lindley Park 6:30-8 at First Moravian Church**

Learn more about the architecture and history of Lindley Park through a presentation by architect James S. Collins. With offices in Greensboro and New York City, Collins has enjoyed several commissions for restorations and new construction in Old Irving Park, and has an eye for detail, materials, and proportion. Collins will be joined by Winston-Salem landscape architect Jeff Allen who will touch on trademark features of the neighborhood including the work of legendary designer Earle Sumner Draper. Allen has enjoyed many commissions for new gardens in Greensboro with an extensive knowledge of historical and contemporary garden design.

**May 18:-19: Ninth Annual Tour of Historic Homes and Gardens: Lindley Park**

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# 4 2018 HOME SALES

## 2018 Lindley Park Home Sales – A Truly Challenging Year

by Patti Eckard, Realtor

For more than 18 years, I've tracked home sales in Lindley Park. We've always been a popular destination for buyers looking for a reasonably priced home with period features, good schools, sidewalks and walkability to several restaurants, grocery store and more. So – you may ask – what changed from 2017 that had 49 houses sold, averaging a \$201,883 sale price to 34 houses selling with an average sale price of \$185,504 in 2018? In my opinion, there were several reasons:

**Lack of Inventory** - Probably the biggest reason was lack of inventory. Fewer houses carried over to the 2018 market. January is normally the time when sellers start putting their houses on the market. Fewer than normal entered the market in the first part of the year. Several that did were one level smaller homes. Buyers had a good variety to choose from. But, for whatever reasons, few larger homes i.e. 2 story, 3 bedrooms, 2 baths with more than 1600 SF weren't coming on the market. Several larger properties did enter the market later in the year and did well. Most went under contract and closed quickly.

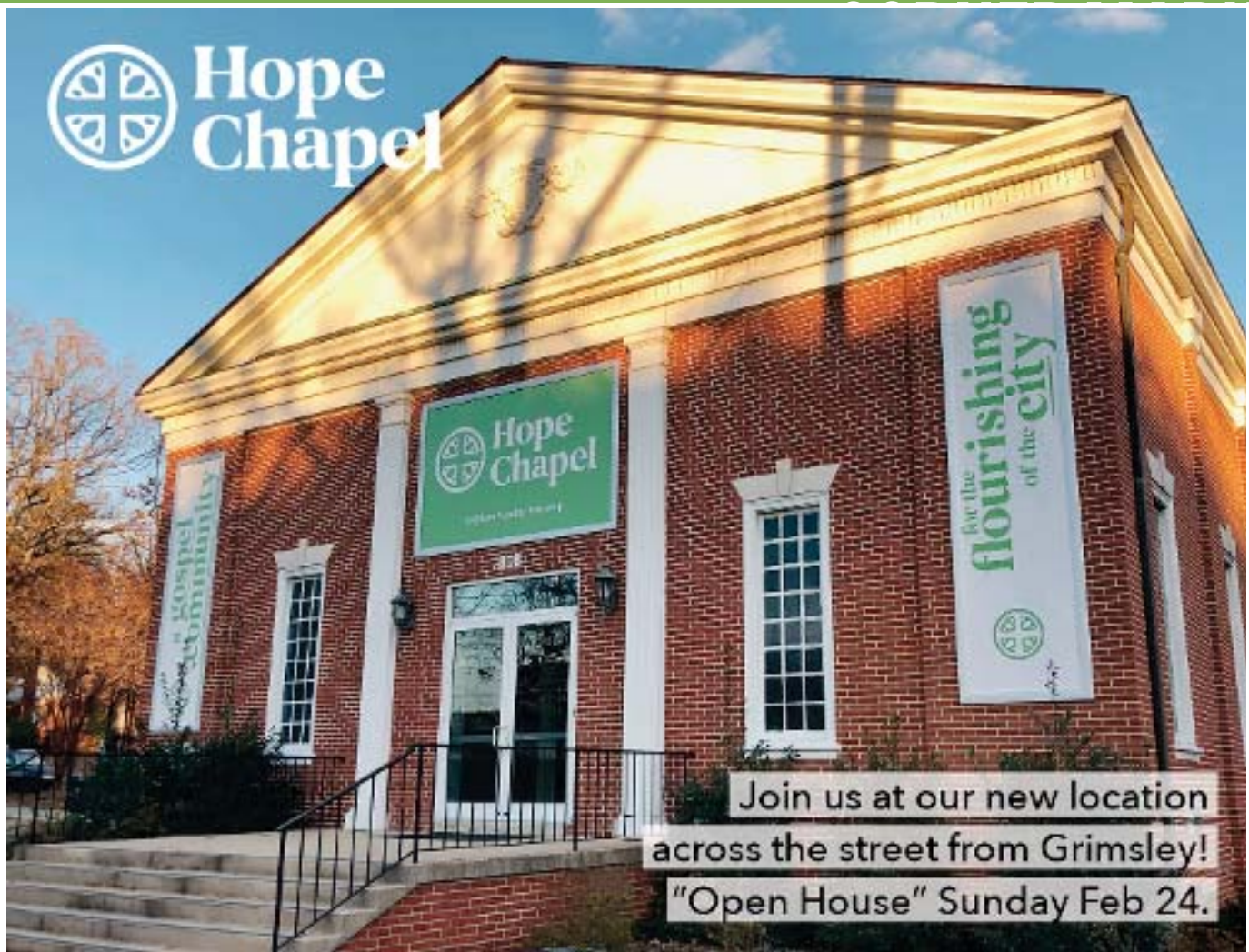
**Buyers were out earlier** than usual looking for a house. Interest rates had started rising, and so did house prices. By year end, the market was starting to cool. As we get further into 2019, the market is starting to shift back toward a more traditional market. While Lindley Park will continue to be hot neighborhood, inventory will be increasing. As an example, there are 10 houses currently on the market in Lindley Park. Some are carryovers, some are new to the market. With increasing inventory, prices will need to be tightened if you want to sell in a reasonable amount of time.

**Ready to Sell:** Make sure your house is ready to sell. Consider doing a pre-listing home inspection so you won't be surprised with expensive repairs. Work on curb appeal – including the front door area. That's the first thing buyers see. And, most importantly, be realistic about your expectations.

YR	# Homes	Aver SQFT	AVER #BR	AVER #Full Baths	AVER # Half Baths	AVER #Garage Spaces	AVER Yr. Built	AVER List Price	AVER LP \$/SF	AVER Closed Price	AVER CP \$/SF	AVER DOM (days on market)
2000	21	1505	3	1	1	1	1940	\$132,238	\$89	\$128,588	\$86	51
2001	38	1557	3	1	1	1	1941	\$139,676	\$82	\$136,164	\$80	71
2002	34	1441	3	1	1	1	1945	\$136,411	\$86	\$133,064	\$84	73
2003	36	1416	3	1	1	1	1942	\$138,872	\$100	\$134,105	\$86	73
2004	39	1458	3	1	1	1	1944	\$148,436	\$104	\$145,244	\$102	79
2005	56	1463	3	2	1	1	1947	\$155,284	\$105	\$151,379	\$103	67
2006	40	1382	3	2	1	1	1952	\$162,140	\$119	\$158,118	116	45
2007	39	1415	3	1	1	1	1944	\$164,723	\$118	\$160,049	\$115	42
2008	44	1443	3	2	1	1	1944	\$171,177	\$119	\$166,838	117	78
2009	38	1571	3	2	1	1	1945	\$179,225	\$114	\$172,078	\$109	68
2010	38	1482	3	1	1	1	1943	\$167,643	\$113	\$166,828	\$109	69
2011	29	1504	3	2	1	1	1947	\$169,279	115	\$163,455	\$111	65
2012	43	1662	3	2	1	1	1942	\$165,283	\$103	\$157,671	\$87.8	85
2013	26	1668	3	2	1	1	1947	\$180,271	\$109	\$172,829	\$104.8	85
2014	39	1635	3	2	1	1	1944	\$193,444	\$120	\$187,482	\$116	84
2015	37	1512	3	2	1	1	1949	\$167,803	\$111	\$162,716	\$111	78
2016	55	1,476	3	2	1	1	1945	\$176,556	\$120	\$170,870	\$116	87
2017	49	1,554	3	2	0	2	1947	\$204,871	\$133	\$201,883	\$131	33
2018	34	1,417	3	2	1	1	1948	\$189,374	\$135.87	\$185,504	\$133.10	41

2018 LINDLEY PARK HOME SALES: A Year in Review

By Patti Eckard, Realtor



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For more than 16 yrs I've been honored to work with many of my neighbors, helping to buy or sell their home. For exceptional service, knowledge of the neighborhood and results, please give me a call.

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Jim Nelson, Bill Young,  
John Ma

## New Tax Plan- What Every Homeowner Needs to Know

by Leslie Steinbeck Realtor/Broker

By now, you've likely heard about the new tax bill passed in 2018. What you may not know is how homeowners are impacted by the changes. If you're in the market to buy or already own your home, here's what you can expect.

**Deductions to your Deductions.** The most significant change to the tax plan is how the number of interest deductions now available to homeowners. With the previous plan, homeowners received several tax incentives that made home ownership more affordable and appealing. The new plan impacts the following deductions:

- 1. Mortgage Interest.** Previously qualified homeowners could reduce their taxable income by the amount of mortgage interest they paid each year., up to one million dollars for married couples filing jointly (\$500 for singles or married couples filing separately). Mortgage interest is still tax deductible with the new law, but only up to \$750k for married couples filing jointly (\$375k for singles or married couples filing separately). This change impacts all homes purchased after December 15,2017 and is also applicable to mortgages on second homes.
- 2. Property Tax.** The new bill now includes restrictions on the amount of property tax you can deduct from your taxable income. Now, **homeowners may deduct up to \$10k in property taxes** (5k for couples filing separately and singles) including state and local taxes or sales.
- 3. Home Equity.** With the former tax plan, home owners could deduct the interest paid on home equity debt for reasons other than to renovate your home (i.e. college expenses). **The home equity deduction was eliminated with the new tax plan.**
- 4. Moving Expenses.** The old plan included deductions for qualified homeowners relocating for a new job. Now, **moving expenses are only deductible for active duty members of the armed forces.**

**To Itemize, or not to itemize.** Another significant change: an increase in the standard tax deductions (or the flat amount that the system lets homeowners deduct, no questions asked).

**Beginning in 2018, the standard deductions per house hold nearly doubled, increasing from \$12,700 to \$24k** (for married couples filing jointly). This change means more homeowners will likely forego itemizing their taxes for 2018. In previous years, iteming typically resulted in more money in your pocket at refund time. Now, you may be able to save time by not itemizing and still benefit financially.

Ultimately, the new tax plan will impact every taxpayer differently. Even with the lower interest deductions, the bill introduces new tax brackets which could reduce your individual tax rate and increase your paycheck. How you are personally impacted is contingent upon various factors beyond homeownership. Be sure to do your homework to know what you can expect with the new tax laws. And – if you have questions – be sure to ask a tax expert.



Some pictures from the first Lindley Park Oyster Roast on Saturday, February 2. Photos by Patti Eckard.

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# 8 NEWS FROM THE MARKET

It Takes a Village!

by Kathy Newsom

A few weeks ago, we became aware that the government shutdown was impacting our customers who rely on SNAP/EBT benefits. When we announced our plan to double the food dollars of those impacted by the shut down, we had a phenomenal outpouring of community support.

We're thrilled to report that community members rallied, raising enough via online and in-person donations to fund the expanded doubling program through February. Sticks and Stones made a generous contribution that takes us well into March. This Saturday the youth group at First Christian Church is holding a "Soup-er Bowl" party with proceeds going to the Green for Greens fund, and another group from the church is holding a bake sale at the market on February 9 benefiting the fund.

On January 26th alone, we doubled the food budgets of 23 families whose paychecks or SNAP benefits had been impacted. Customers who had \$50 of SNAP benefits were given \$100 marketdollars to buy food at the market. Our vendors brought in extra food and many sold out by the day's end.

Doubling SNAP benefits has been a longstanding commitment at The Corner Market. We know that food and connection are critical components of a healthy community. Raising the weekly doubling cap from \$30 to \$50 means that a good portion of fresh and healthy foods are more affordable and can be bought in one trip, which is critical to someone who might not always have access to transportation or needs to work some Saturday mornings.

Additionally, the doubling program helps the small food vendors at our market. They still receive full price for their food and are able to serve a larger group of customers.

We are committed to continuing this much-needed program. If you can make a tax-deductible donation to the Green for Greens program, visit the link below. If you have a group or a fundraising idea, [contact Kathy](#) - we are game for about anything!

Green for Greens program link: <https://squareup.com/store/cornermarketgso>

Kathy's email: [info@cornermarketgso.com](mailto:info@cornermarketgso.com)

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LYNN WITHERSPOON ANDREW SHOFFNER MAGGIE HUTCHENS  
SYLVESTER TAYLOR MEGHAN BEAN

Thanks to last week's outpouring of support, The Corner Farmers Market doubled the food budgets of twenty three families experiencing food insecurity. Every dollar donated feeds a family fresh food and supports our local growers, makers and bakers. If you can help, click here to donate to our Green for Greens fund.



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# SHOW SOME RECYCLING LOVE 11

by Tori Carle, Waste Reduction Supervisor, City of Greensboro

This Valentine's day, show your sweetheart (and our recycling facility) some love! Remember, recycling incorrectly can create unsafe situations at the recycling center, where staff literally have to climb into machines to pull out tangled plastic bags, clothing, sheets, tarps, ropes, wires, and more. Check out the image below to see what that actually looks like.

If you're looking for ways to have a less wasteful celebration with someone you love, consider choosing the gift of experience. A night out, a movie, or an adventure in the unseasonably warm weather makes a great gift. If you want to buy a gift for someone, check the Valentine's Day recycling list below to find out if it's recyclable or not.. If you're still not sure what goes where, download GSO Collects to use the Waste Wizard search feature. It's a really handy tool when you're scratching your head about that plastic candy tray (trash) or other waste items.

Recycle Away, Tori

PS—Download the GSO Collects app for waste collection reminders, to find out what goes where with the Waste Wizard, and to report any issues like missed collections, pot holes, and more!

PPS—If you have any additional questions about waste reduction or recycling, please do not hesitate to comment, private message, or email me at [recycle@greensboro-nc.gov](mailto:recycle@greensboro-nc.gov).



Love me... love me not?

Recycle

- Paper Cards
- Empty Wine Bottles
- Metal Candy Tins
- Paper Envelopes
- Clean Aluminum Foil
- Cardboard Jewelry Boxes
- Cardboard Candy Boxes

Do not Recycle

- Candy Wrappers
- Gift Bags & Wrap
- Flowers & Bouquet Wrap
- Plastic Candy Trays
- Ribbons & Bows
- Balloons & Tissue Paper
- Foam & Floral Foam
- Air Pillows & Bubble Wrap
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to schedule your energy assessment to see how we can help you

by Stephen Johnson

Starting the New Year I'm sitting at the breakfast table reading the January 2019 copy of The English Garden. Photographs of frost covered plants, topiary, and ruined buildings fill the pages and I'm left feeling inadequate that I've not managed to make my garden look as interesting and established. Oh to build a pond for swimming in and sharing with the local wildlife, or a fountain, pergola, pleached lime walk, or glass greenhouse. Though the photographs and descriptions of topiary leaves me cold, I can appreciate the skill of planting a formal hedge and I remember witty examples of front yard topiary in Alexandria Virginia. The descriptions also remind me of my slow attempts to make an informal rosemary hedge and start my lavender bed - from seed of course, because that's how all **True Gardeners** do It.

Perhaps I should stick to seed catalogs? Intriguing varieties of small red romaine lettuces (e-coli free) that hopefully won't bolt in an unseasonal early spring, burpless cucumbers resistant to the myriads of mildews I have in my super wet garden beds, or tasty tomatoes I can use to feed the local squirrel families ... apparently perusing seed catalogs also leads to both delight and disappointment at my 2018 attempts.

I sometimes wonder why I keep growing given my perennial disappointment in my own progress. Yet I know from people who have visited my home that many folks express delight and interest at how much I have achieved. From the hoop house to the hanging tubes that once held strawberries, it's funny how gardeners are never truly happy with the state of their gardens.

When you read between the lines of those garden shoots you can also see how those storied and photographed places that look so complete in magazines are just the current version of places. Sometimes those places are built upon new ground, but often they are rebuilt on sites that a prior occupant loved and cherished and planted in the best way they knew. It's a good reminder that any planting I do is temporary, that our gardens live and change with us as we age and wither like our plants. Some things in them may last but every thing has a season. So, I'll continue reading and dreaming, especially on a cool wet winter day (currently unseasonably warm for the third winter running), being inspired, delighted, and disappointed. Knowing that I can always go and hoe a bed or start my winter pruning, sure in the knowledge that if I do them now I'll enjoy the early spring growth and flowers that much more.

Stephen is winter inspired by these magazines and seed catalogs. You can also chat with him Saturday mornings at the Elam Garden stall at The Corner Farmers Market.

The English Garden <https://www.theenglishgarden.co.uk/>

Gardners' World <https://www.gardenersworld.com/>

Kitchen Garden magazine <http://www.kitchengarden.co.uk/>

Johnny's Selected Seeds <https://www.johnnyseeds.com/>

Southern Exposure Seed Exchange

<http://www.southernexposure.com/>

Seeds from Italy <https://www.growitalian.com/>

Seed Savers Exchange <https://www.seedsavers.org/>



## TREE HONORING LP APARTMENT FIRE VICTIMS REPLANTED

More than 15 years ago, 4 young adults died in an apartment complex fire located off Spring Garden St. One of the victims was the son of Lindley Park residents. In memory of this tragic event, the City of Greensboro and the Lindley Park Neighborhood Association planted 4 Weeping Cherry trees in park area located on Park Terrace. Recently, one of the trees was removed due to disease. Thanks to a contribution from LP resident Michelle Schneider, a new Weeping Cherry tree now stands along with the other trees.



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# PARTICIPATORY BUDGETING 15

Cycle 3 of participatory budgeting is underway. The city is currently in the idea collection phase. Residents can attend idea collection events during February and March, and can also submit ideas online through the PB website. Voting will take place in October and November of 2019.

You may be wondering about the status of PB projects in our neighborhood from previous years. The long awaited railing for the Walker Avenue bridge is still in process; the city estimates that it may be completed this winter. Completed projects include the inclusive playground equipment at Lindley Park at the Arboretum, the painted crosswalk at Elam and Camden, and the crosswalk at Howard and Spring Garden. You can check the status of PB projects all over the city on the PB website.

For more information, please visit

<https://www.greensboro-nc.gov/departments/budget-evaluation/participatory-budgeting>

## January 2019 General Meeting:

**Elections:** Chair - Adam Spivey, Vice Chair - Josh Sherric, Secretary - Rebecca Mendendorp, Treasurer - Blake Sagar. Government/Community Liaison - Bill Eckard, Healthy Neighborhood - Elizabeth Link, Kate Silton - Newsletter Editor, Newsletter Advertising - Melissa Michos - .Newsletter Distribution - Joyce Eury. Neighborhood Congress Rep - Susan Taafe. District Reps - Dist. 1 - Leah Tompkins. District 2 - Diane Jenkins, District 3 - Open. District. 4 - Gavin Reardon  
(continued on next page)

**Outstanding projects:** bench or tree to honor Jack and Nita Almon.

**Market:** see page 9

**Events:** see page 3

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# 16 THANKS TO OUR 2019 SUPPORTERS

Stephen Johnson & Marnie Thompsonn

Michael Adams

Jack & Shera Osborne

Nicole & Tim Vangel

JP & Palmer McIntyre

Monica Scovell & Josh Sherrick

Tim & Diane Jenkins

Gertrude Beal

William Dixon Jr.

Norman B. Smith

## 2019 LPNA Contribution Form

LPNA contributions help make events like the Egg Hunt, Spring Fling, Chili Cook-Off and Holiday Luminarias happen. Contributions also support communications like our website and this newsletter. We hope you will contribute annually; a \$15 per household donation is suggested. Please fill out the form below and mail checks to LPNA-Blake Sagar, c/o Farlow Marlowe & Co. PLLC, 4125-D Walker Ave., Greensboro, NC 27407. You can bring a contribution to the monthly LPNA board meeting or contribute online at [lindleyparknc.com/support](http://lindleyparknc.com/support).

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

Address \_\_\_\_\_

Email \_\_\_\_\_

Home phone \_\_\_\_\_

Donation amount \_\_\_\_\_

### Please indicate areas of interest:

- |                                                      |                                                 |                                                  |
|------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Community art projects      | <input type="checkbox"/> Environmental concerns | <input type="checkbox"/> Living Map development  |
| <input type="checkbox"/> Newsletter development      | <input type="checkbox"/> Newsletter delivery    | <input type="checkbox"/> Public safety or zoning |
| <input type="checkbox"/> Event planning or execution | <input type="checkbox"/> Pool refurbishment     | <input type="checkbox"/> Children's programs     |
| <input type="checkbox"/> Historic Documentation      | <input type="checkbox"/> Centennial Celebration |                                                  |