



COLUMNS

WINTER 2024

The Lindley Park Neighborhood Newsletter

lindleyparknc.com

YOUR LPNA TEAM

*Thank You to Our
2023* LPNA Supporters!
through December 31st, 2023

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MESSAGE FROM THE CHAIR

Hey Neighbors!

This letter is bittersweet for me, as it's my final 'From the Chair' piece. The last few years as Chair of LPNA have been a great culmination of public service for me personally. It's truly been an honor to lead such an amazing group of neighborhood volunteers dedicated to bettering our little piece of Greensboro, and I have no doubt the future will be just as impactful for the LPNA.

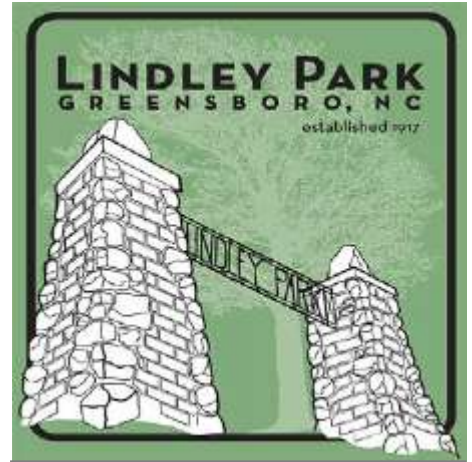
As always, I invite you to be as involved and engaged as you can in the neighborhood. We will continue to host a multitude of community meetings and events to further our connection and spirit in LP. It's been so awesome to see more and more new folks stepping up to lead various aspects of the LPNA, and trust me, we can never have too many hands!

I feel that the future of Lindley Park is so bright: we have TWO new schools coming, the Kellen Foundation's Hope Hub opening soon, our local businesses continue to thrive, and we have significant attention and representation with our local government on key issues. These things give me a strong sense of optimism and encouragement for the future. I hope you feel the same way.

As we move through the Winter and into 2024, I encourage everyone to set some small goals when it comes to your neighbors. Maybe send some surprise baked goods over next door or offer up some teenage labor to clear a sidewalk. You never know when the smallest of gestures could have the biggest of impacts on others.

Thank you for your support and positive energy over these last few years.

Warmly,
Josh Sherrick, Chair



LindleyParkNC.com

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STAY UP-TO-DATE ON HAPPENINGS IN LP

Sign up for meeting minutes, local news, and other announcements at lindleyparknc.com.

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



COLUMNS is published by the all-volunteer Lindley Park Neighborhood Association. Each quarter more than 1,200 copies are hand delivered by your neighbors!

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.

Notes from LPNA Board Meeting

October 24, 2023

Treasury Report:

Current Balance \$5,231.00 — Made almost \$2,000 from T-shirt sales

Old Business

NeighborWoods: Date has changed to November 18. Gboro Beautiful has signed up 200+ volunteers to plant trees. They have asked Lindley park residents to help sign in the planters, assign them locations, etc. Contact: RobinAnders - robinsuttonanders@gmail.com

LPNA or neighbor donations needed to provide some snacks and drinks, suggested \$150 as amount to spend. Discussed purchase of large drink coolers but may already have some.

New Business

Lindley Elementary Construction: Discussed that neighbors have asked what LPNA stance is on complete tear down vs support for keeping the original facade if possible. There was support for teardown, as building is not in good condition, but also for keeping the facade if possible. GCS has not submitted plans and no conclusion was reached – will discuss at next board meeting when we have had a chance to get more info and more input from the neighborhood.

Committee Reports

Environmental: Elizabeth Link – discussed park work days, see below. Also discussed the missing solar lights on the Walker Ave. bridge. Result of vandalism, and City is looking at possible options, but haven't come up with anything so far, as this was done through Participatory Budgeting, and the lights are outside of what City normally uses or maintains.

Communications: Steve Eury – newsletter – would like to get help in rounding up new advertisers. Also may need to go back to giving some copies to advertisers so that they are kept up with events and also with how their ads & listings are.

Gov't/Community Liaison: An update from the Kellin Foundation: *Kellin has received notification/ confirmation from contractors that construction will begin on Monday, October 23. We will start with replacing the roof, removing the steeple, and upgrading a section of the building for use. Additional interior renovations will begin soon as well to ensure the building is up to code. Staff will be more present onsite and some services (on a very small scale) will begin, although most services will be in other locations still. We look forward to supporting the building with the needed renovations and continuing to contribute to the health and wellness of the community.*

District Reports

District 1: no report

District 2: no report

District 3: Ken Jones reported that City Parking Enforcement had visited the area due to complaints about a trailer being parked on the street and, while there, had also given out tickets to people who had parked facing against traffic.

District 4: no report

Meet The New District 1 Rep – Vicki Foust

COLUMNS: What street do you live on?

Manor Court

C: How long have you lived in Lindley Park?

29 years

C: Why did you choose to live in Lindley Park?

Fell in love with it and wouldn't consider a house anywhere else

C: What's your favorite thing about Lindley Park?

The walkability, the Arboretum, the Corner

C: What do you do for a living?

Sustainability Consultant

C: What do you do for fun?

Shoot pool, play guitar, garden, and walk daily to The Arboretum

C: Why do you want to represent your district?

I'm a former District 1 Rep and want to get involved with LPNA again.

C: Are there any specific projects that you champion or goals you hope to accomplish as a district rep?

Interested in supporting existing LPNA projects for now.

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Jim Nelson, Joseph Reynolds, John Ma



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deadline:**

February 9, 2024

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Hard copy distribution: 1275
Email distribution: 440

Yard Waste and Loose Leaf Collection Changes 2024

The City of Greensboro will make changes to yard waste and loose leaf collection beginning March 2024. More information can be found at <https://www.greensboro-nc.gov/departments/field-operations/yard-waste-changes-2024>.

- February 2024:** The 2023-24 leaf collection will end. This will be the last time the City will use vacuum trucks to collect leaves roadside.
- Beginning March 1, 2024:** Residents must use only biodegradable paper bags for yard waste. No plastic bags will be accepted. The City will collect up to 10 bags per household per week. At this time, the City will no longer collect personal yard waste bins/carts.
- Beginning Summer 2024:** Customers will receive a City-provided, 95-gallon, gray rolling cart for leaves and yard waste. The cart will be collected weekly on residents' regular collection day. A second cart may be purchased at a later date.
- November 1, 2024:** Leaf season begins. The City will now accept up to 15 biodegradable paper bags per household per week in addition to leaves in the 95-gallon cart.
- February 2025:** Leaf season ends after the second week in February. Bag limit reduces to 10 per week per household. The City though will continue to collect the 95-gallon yard waste bin that may include leaves.




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Lots of people working the chili choices!

The 2023 Lindley Park Chili Cookoff

Contributed by Lorraine Kingham

Mother Nature delivered the most perfect autumn day last Saturday, providing a wonderful backdrop to our neighbourhood Chili Cookoff! The chilis were wildly varied and so delicious, and several new entrants tried their hand at the competition this year, some of them winning! It was wonderful to see so many of our neighbours out mingling, enjoying the music, the golden autumn sunlight, making new friends, and sampling all the flavours of chili they could stand!

People expect the event to happen and look forward to it every year, some honing their recipes, but events like this don't just happen; Josh Sherrill, Monica Scovell, and Blake and Kristin Sagar have been organizing this event for many years now. They handed me the torch this year, and with their guidance and the help of Joyce Eury and Carrie Little promoting and organizing resources, they helped me ride out the roller-coaster that is giving any party. October panic "there're only a few signups for chili!" to the-week-before panic "we don't have enough tables for all the chilis!" But as Josh assured me multiple times "Don't worry about it, it's going to be great." And he was right.



Chair extraordinaire Lorraine Kingham on the right



Bill & Patti Eckard, receiving their well-deserved honors from Joyce Eury

We are so incredibly fortunate to live in such a great community and to enjoy the events that the LPNA puts on. While we were counting the votes for the chilis, Joyce announced the dedication of a lovely table and bench set placed there in the park to the Eckards, Bill and Patti who have served the Association for decades now, making the neighbourhood the wonderful place that it is today.

Continued on next page

We added a new category this year, for a total of five, and no doubt adding confusion as well! When I signed up for the neighbourhood kickball team last year, I was amazed to learn that many people who signed up were from different states or countries. So when I got involved in the Chili Cookoff I thought that people might enjoy making a chili dish that represented where they were from. Despite the learning curve there were some great entries and here are the champions:

Traditional – overall winner of all the chilis with the most votes was
Kate Silton “Roger Williams Memorial Chili”

Non Traditional – Cory Speed “Gobbledy Gobbledy Eat It while It’s Hot”

Spicy – Jonathan Giddings “Maybe not award winning but tasty!”

Vegetarian – tie for first place – Scott Saunders “Pulled Pork Vegan Chili” and
Audrey Bryson “HolyMole with Sweet Potato”

Regional (and vegetarian) – Val Lopez - "Val’s Sugar and Spice and Everything Nice”

Real estate agent Sheila Sanders donated some of the prizes for the top three winners, and the LPNA provided the rest. We are so grateful to the participants for entering such great dishes and for the neighbourhood who showed up to eat them. Thank you to Laura and Amy and everyone else that helped set up and break down. It takes a village! If you think you want to try your luck next year, sign up! But you might want to start practicing now ;)



Winners, winners...chili dinners!



Enjoying the Eckard table



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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Bill Guill
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Melissa Michos
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Jim Ritchey
Owner

Homes Sold In Lindley Park May to October

Address	Sq foot	Price/ sq foot	List price	Sold price	Sold date	Sold/list	Days on mkt
621 Scott	2,278	\$274	\$600,000	\$625,000	10/11	104%	3
2304 Sherwood	1,582	\$326	\$499,000	\$515,000	07/06	103%	8
625 Scott	1,901	\$242	\$450,000	\$460,000	08/29	102%	10
417 Scott	1,928	\$234	\$399,000	\$451,500	06/05	103%	2
2613 Beechwood	1,285	\$346	\$414,900	\$445,000	08/28	107%	7
2600 Sherwood	1,507	\$255	\$385,000	\$385,000	07/28	100%	2
606 Longview	1,789	\$212	\$364,900	\$379,400	08/09	104%	7
114 Northridge	1,797	\$210	\$350,000	\$377,000	09/13	108%	5
2415 Fry	1,268	\$276	\$350,000	\$350,000	10/16	100%	1
2503 Fry	1,134	\$298	\$300,000	\$338,000	06/01	113%	5
2013 Walker	1,438	\$229	\$329,000	\$329,000	09/20	100%	3
807 Northridge	1,110	\$293	\$325,000	\$325,000	10/24	100%	8
2415 Sherwood	1,164	\$270	\$308,000	\$314,000	09/21	102%	9
2511 Fry	1,345	\$232	\$294,000	\$312,000	06/29	106%	9
313 S Lindell	1,436	\$216	\$315,000	\$310,000	10/24	98%	115
2612 Beechwood	1,467	\$211	\$300,000	\$310,000	05/25	103%	19
111 Berkshire	1,193	\$251	\$300,000	\$300,000	08/09	100%	3
108 Berkshire	1,247	\$233	\$290,000	\$290,000	09/08	100%	6
2622 Walker	1,417	\$183	\$275,000	\$258,816	09/29	94%	16
2815 Springwood	1,027	\$248	\$259,900	\$255,000	10/13	98%	22
3901 Walker	921	\$218	\$150,000	\$201,000	07/12	134%	3
615 Wicker	912	\$208	\$189,625	\$189,625	06/22	100%	0

LINDLEY PARK REAL ESTATE Q+A

- Q.** A HOME IN LINDLEY PARK RECENTLY SOLD FOR A HYPOTHETICAL \$500 A SQUARE FOOT. DOES THAT MEAN MY HOUSE IN LINDLEY PARK IS WORTH \$500/SF?
- A.** If your home is approximately the same size, same age, sits on a similarly sized lot and in the same condition then perhaps the answer is yes. Did the hypothetical house have a garage or carport do you? What was the condition of the kitchen and baths in the home that sold? Were the kitchen and baths completely renovated with all new cabinetry, solid surface counter tops and updated flooring? How do those renovations compare to your kitchen and baths? These are just a few of the factors that you would use to determine how much your home is worth per square foot. Enlisting the help of real estate professional who is familiar with the neighborhood is the best way to ensure that you price your home correctly per square foot compared to the other homes in the area.

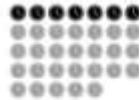
DO YOU HAVE A QUESTION ABOUT REAL ESTATE FOR THE NEWSLETTER? EMAIL LESLIE AT LESLIE.STAINBACK@TRMHOMES.COM

LINDLEY PARK REAL ESTATE BY THE NUMBERS

HOME SELLING TRENDS IN OUR NEIGHBORHOOD MAY - OCTOBER

22

TOTAL NUMBER OF HOMES SOLD



7 DAY ON MARKET VS 53 NATIONALLY (MEDIAN NUMBERS!)

LIST PRICE VS SALE PRICE

\$350,925

AVG SALE PRICE

\$338,560

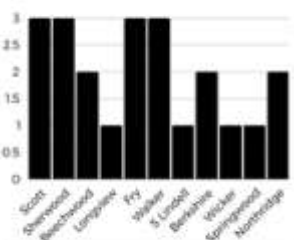
AVG LIST PRICE

104%

PERCENTAGE OVER LIST PRICE

AVERAGE PRICE PER SQUARE FOOT: MINIMUM \$183 - MAXIMUM \$346

TOTAL HOUSES SOLD BY STREET



AVERAGE STATS SOLD HOMES



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January 2024 LPNA Annual Meeting

Date: January 30, 2024

Location: Lindley Elementary School Auditorium

Tour of the School: 5:30pm

Pizza & Business Meeting: 6:00pm

Please join us for food and fellowship at 5:30pm on January 30 in the Lindley Elementary School auditorium. Principal Kevin Smith will provide a brief tour of the 1928 historic building. The business meeting will begin at 6pm with election of officers and appointments for working group chairs as needed. The LPNA Executive Board is comprised of a Chair, Vice Chair, Secretary, Treasurer, and a district representative for each of the four neighborhood districts as established by the LPNA. Officers serve for no more than three years.

In addition, the board has established four working groups: Communications, Government/Community Liaison, Events and Celebrations, and Healthy Neighborhood. Descriptions of each of these committees can be found in the Bylaws of the Lindley Park Neighborhood Association (approved September 28, 2014) at

lindleyparknc.com/bylaws/.

If you are interested in serving on the Board, please contact Joyce Eury at:

vicechair@lindleyparknc.com.

HEY LINDLEY PARK!

we're still right around
the corner...



MEET US SATURDAYS
8-NOON

at St. Andrew's Episcopal Church
2105 West Market
at the corner of W. Market and Kensington

MARRY THE HOUSE, DATE THE RATE

"Marry the house, date the rate" is a popular saying these days due to higher interest rates. It's the idea that when you buy a house in today's market, you focus on finding the perfect home you love and want to tie yourself to like a marriage. The rate is something you consider as only temporary—someone you'd date but you don't see yourself with forever.

The key component of this approach is refinancing. If you choose this strategy, you'd take today's interest rates as a necessary evil, and then plan to refinance your mortgage down the line—once rates fall. Taking the "marry the house, date the rate" approach can be a smart strategy as long as you follow two simple rules: First, make sure your payment is one you can comfortably afford for the foreseeable future. There's always the chance that rates won't drop soon, so make sure you aren't overextending yourself. Second, you need to get the home at a good price. This will not only help offset the cost of those higher rates, but it's also the one variable you can't go back on.

Lindley Park the past 90 days
18 houses closed
Average List to Sale price 101%
Average Days on Market 19
Average price per square foot \$241

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Realty Consultants

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336-432-8009

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Calendar

<https://lindleyparknc.com/events-calendar/>

LPNA at The Corner Market

Last Saturday of the month. 8am - 12noon

Contact Virginia Miller millervir@gmail.com

Sept 30, October 28, November 25, December 30

Park Work Days

First Saturday of each month, 9am - 11am unless canceled for rain. We'll be there with coffee, snacks, and a gift card for one lucky resident. More info will be shared each month by email. Contact Elizabeth Link at beautification@lindleyparknc.com

Generally meet at the park near Springwood & Lindell. Check Email, Facebook, or Instagram for details closer to the date.

Jan. 6, Feb. 3, March 2



November and December Park Work Day crews - for some, it's a family affair!

Urban Gardening: Lightning Bugs and Leaves

Contributed by Stephen Johnson, Elam Gardens

When I first moved to Greensboro, I remember summer nights looking out my back windows at trees covered in the flashing of fireflies. Since then I, like many people, have noticed fewer fireflies in my backyard. Maybe it's simply nostalgia for time past making these beetles seem less obvious or less numerous than we remember, but other reasons are related to how we garden here in the US.

I first thought it was mainly due to an increased use of herbicides and pesticides, but most of my neighbours and I largely avoid such products and have allowed wild areas to grow along our fence lines. Recently I've learned it's more likely influenced by something many of us do without thinking, cleaning up our yards. Life cycles of fireflies and other insects rely on leaf litter. Females lay eggs in undisturbed damp soil and piles of leaves, which are harder to find when we tidy up. I don't send my leaves off to be composted, but I often rake them up to put in the chicken run or shred them with the mower to put around plants. In the process, I not only removed habitats, but destroyed eggs.

As I write, I can hear a leaf blower prepping leaves in someone's backyard to be bagged and sent somewhere else. Perhaps then that person will buy a bag of compost to put on their plants. This year I'm going to be less tidy, or perhaps, according to some of my neighbours, even messier than usual, and leave the leaf mulch where it is as an experiment to see what will happen to the insect population in my yard. I hope this will encourage a slow rebound in fireflies over the next two to three years, and also be less work for me, less noise for my neighbours, and put more nutrients back into the soil.



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NeighborWoods a Rousing Success

Contributed by Robin Sutton Anders

As you've moseyed around the neighborhood in the last few weeks, you likely passed Lindley Park's newest residents. On Saturday, Nov. 18, hundreds of native trees—from white and red oaks to dogwoods and magnolias—were planted by neighbors and volunteers from across the community.

The trees, which are now growing strong in front lawns, neighborhood parks, and Lindley Elementary School, were a gift from Greensboro Beautiful's NeighborWoods program, which is funded by public and private sponsors and is committed to replacing the native tree canopy in neighborhoods across the city where old trees have been lost to storms, disease, and age.



Now THAT is a tree-planting crew!

At Lindley Elementary School, students and their parents planted 30 trees around the periphery of the playground, and lining Northridge and Camden Streets. NeighborWoods' Keith Francies showed the children how to dig a shallow planting hole so the roots could access oxygen; he helped them loosen the roots from the root ball; he demonstrated how to straighten the tree and gently fill the hole. Then he moved on to another part of the neighborhood to help a group of college students, who made up a majority of the planting volunteers.



"Is this the most efficient way to plant two hundred trees?" laughs Francies. "Probably not. But this is about more than planting trees. It's about community engagement and education. And in particular, it's about getting young people involved."

Continued on next page

Francies and Randal Romie are volunteers and co-chairs of Greensboro's Urban Forestry committee. For years, they've stood at the helm of NeighborWoods' annual planting day, often staying until dark—and coming back the following days to visit residences, make sure people got the trees they requested, and ensure everybody knows how to keep their new native plants healthy.

"They're like silent giants," says Romie of Greensboro's native trees. "They're part of the framework of the landscape. We don't necessarily see them, but we know they're there."

Romie and Francies are happy to dedicate the hours of service and education. They just have one request: **"Don't forget to water."**



Anne Embrey and friend



LPNA would like to thank the following NeighborWoods sponsors:

- City of Greensboro, including Field Ops and Parks & Rec
- Guilford County Master Gardeners
- Maxie B's Restaurant - in support of native plants
- T. Gilbert Pearson Audubon Society
- 811 for Safety Sam and locating utilities
- Dan Smith & Clare O'Brien representing Brooks Pierce
- DLS-Dunlap Landscape Service - especially for augering of holes
- Davey Tree
- Designature Landscape Architects



NC A&T was in (well, outside) the house.

Lindley Elementary School Construction Plan

Contributed by Dyan Arkin

At their December 12 meeting, the Guilford County Board of Education (BOE) authorized Guilford County Schools (GCS) to proceed with an architectural and engineering contract to design a new campus for Lindley Elementary School. During the programming and planning phase of the contract (2-3 months), the consultants will determine how to best meet the district's safety and education requirements, conduct additional community engagement with stakeholders, and evaluate feasibility of reconstruction and preservation of all or part of the school's original 1928 structure. GCS will consider a variety of factors, including cost and timing, before making a recommendation to the BOE. They anticipate going out to bid on construction in approximately 12 months with the goal being to reopen Lindley in August of 2026. Depending on the direction taken, students could be temporarily relocated for the 2025-2026 school year, but a final timetable cannot be set until the consultants have done their analyses and provided options for GCS to consider.

Members of the LPNA Executive Board have attended several meetings with GCS staff, BOE representatives Michael Logan and Alan Sherouse, and Lindley School parents and teachers. It is clear that we all share the desire to provide first-class facilities for the students of Lindley. A lot of discussion has centered on whether preserving the original structure will make it difficult to achieve that end. Whether the original structure can be preserved is a complicated technical and economic decision with pros and cons on both sides. The LPNA board will continue to gather residents' thoughts about the project and its potential impact in order to best represent the interests of the neighborhood. More information will be shared through social media and emails. Please direct comments to: community@lindleyparknc.com



At the Lindley Rec Center Complex

Contributed by Dyan Arkin

The Lindley Recreation Center Complex on Springwood Drive, which includes not only the center itself, but the Lindley Pool, and the 17.86-acre Lindley Community Park, is the kind of neighborhood amenity many people look for when they choose a place to live.

The Rec Center has meeting rooms and a gym for rent, a boxing club, after-school programs, and offers a variety of classes, activities, and events year round. The Park features a playground, a Free Little Library, and has tons of public parking. The Pool is currently closed for repairs, but planning for complete renovations and upgrades is in the works. For more information, call 336.373.2930 or check out this link:

<https://www.greensboro-nc.gov/departments/parks-recreation/recreation-centers/lindley-center>.

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Original Lindley Elementary School Building, erected in 1928

Brooks Global Studies School Construction

The construction of Brooks Global Studies Magnet Elementary School continues and a Topping Out ceremony was held recently. The anticipated completion date is August 2024, and the planned opening of the new school is January 2025. As with any construction project, these are estimated dates which are subject to change. The Lindley Park Brooks Global Committee continues to communicate and meet with GCS, the contractor, and the builder about the building project. Questions and concerns can be sent to:

community@lindleyparknc.com.

Topped Out!



Near the 'Hood

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

This month:



Bestway Grocery on Walker Avenue has been serving Lindley Park and surrounding neighborhoods since 1947. It's the longest continuously operated grocery store in Greensboro and carries craft beers and wines, fresh baked bread, local meat and produce, and other staples.

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Let's Welcome Some New Neighbors!

The former Mock, Judson, Voehringer Hosiery Mill, also known as the MoJud Hosiery Company, is set to re-open as luxury apartments in December 2023, as we go to press. Many of us remember the building in the block bounded by Hiatt St., Howard St., Oakland Ave. and S. Lindell Rd. as the Rolane Factory Outlet Store, which survived the 1972 plant shutdown until 1999 when it closed as well. The mill building, which was built between 1927 and 1938, was added to the National Register of Historic Places in March 2011. For more information and renderings of the completed apartments, visit their website at mojudlofts.com.



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