

Columns

LINDLEY PARK NEIGHBORHOOD ASSOCIATION



Lindley Park Website: www.greensboro-nc.gov/lindleyPark

September, 2006 Vol. 10, No.5

Neighborhood Association

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WHOS WHO....

As we all know Lindley Park is a very community minded and active neighborhood. The Columns sought out community volunteers that live in Lindley Park and was pleasantly surprised by the number of involved people. We would like to recognize these folks. We're sure there are more dedicated community volunteers living in our neighborhood. So, if we've left anyone out, please let us know. We would like to give recognition to all the deserving community volunteers in the neighborhood.

Bill Schneider - Greensboro Zoning Commission, **Michelle Schneider** - Co Chair PTA Lindley Elementary, **Joe Wood** - Chairman, Greensboro Redevelopment Commission, **Bernie Sisk** - Fair Standard Housing Commission, **Palmer McIntyre** - Parks and Recreation Commission, **J P McIntyre** - Board of Directors, Piedmont Land Conservancy, **Theresa Miller** - Bicentennial Commision (*Theresa would like neighbors to volunteer and be a part of this celebration. If interested please call her at 299.2102. Sounds like fun.*) **Ron Miller** - Board of Directors, Natural Science Center and **Patti Eckard** - Board of Directors, Court Watch of North Carolina and NCAR's Homes for NC Committee.

Jeff Thigpen - Register of Deeds and **Stacy Ryan** - Director Health and Safety Issues, American Red Cross also live in our neighborhood.

Congratulations to **Mary Montgomery** on her recent nomination of a WFMYTV "For Those Who Care" Award. Mary was one of several area residents honored for their years of dedicated service to many of the City's non profit organizations. On behalf of the neighborhood we want to express our appreciation and our deepest respect to **Mary Montgomery**. She is a role model and an inspiration to all of us who realize the importance of giving back to your community.

****LINDLEY PARK NEIGHBORHOOD GENERAL MEETING ****

TUESDAY, SEPT. 26, 7PM
LINDLEY RECREATION CENTER

- ◆ Website Introduction
- ◆ Discussion of the Pedestrian Overlay

Inside Issue...

- Fall Festival
- Pedestrian Overlay Proposed Amendment
- Neighborhood News

Advertising in the Columns

The Columns is published by the Lindley Park Neighborhood Association. More than 1200 households receive hand-delivered copies of this newsletter, which is published in January, March, May, July, September and November. Deadline for ads is the 10th day of the month prior to publication. Ad cost is \$35 per issue. Ad size is 1/6 of a page or 2 1/2 inches by 5 inches. The editor of the Columns reserves the right to edit as needed. For more information, or to place an ad, call **Michael Searce** at 209-0049

Lindley Lion Review

by Meg Sisk

The Lindley Elementary School Lions are off to a roaring good start! Principal Merrie Conaway, her staff and many parent volunteers made sure that the school was ready to greet students the second they arrived. It was wonderful once again to see so many familiar Lindley Park faces at Open House Night.

Last spring and throughout the summer the Lindley PTA joined forces with the LPNA and the Sunset Hills Neighborhood Association to maintain the common forested area. This has been a great partnership we hope will continue. If neighbors are on campus during the weekends we do ask that you help by keeping the campus free of trash and cleaning up after pets. Also, please report any suspicious activity or vandalism to the LPNA or Principal Merrie Conaway.

Check future issues of *The Columns* for more Lindley Lion News.

VOTE

NOV 7

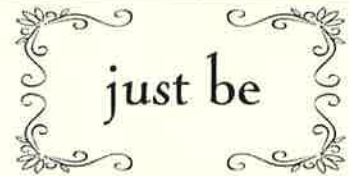
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Watch What You Heat!

Fire Prevention Week is October 8-14, 2006

by; Capt. Denita Lynch
High Point Fire Department

Did you know that cooking fires are the leading cause of home fires? It's a fact that one of every three home fires started in the kitchen and more than 100,000 fires a year were related to cooking, according to statistics from the nonprofit National Fire Protection Association (NFPA).

Unfortunately, we see it too often. What may have started as a pot of food left unattended to answer the door or phone, or a pan of grease heating on "high" to get dinner ready for the family can be devastating and deadly. Most victims of these fires tell us the same thing, "I only left the room for a minute." That's all it took.

You can prevent these types of fires by always staying with the food as it's cooking. Never leave without turning the stove off first. Never heat grease on "high". Keep a lid and an oven mitt nearby. If a small grease fire starts in the pan, put on the oven mitt and carefully slide the lid over the pan to smother the flame. Turn off the burner and slide the pan off the burner. Do not remove the lid

until the pan has completely cooled down.

If the fire starts in the oven or microwave, turn off the heat and leave the door closed.

If the fire does not go out, **GET OUT** and call the fire department.

Get Alarmed & Get Out Alive

Leigha Shepler

Do you have smoke alarms on every level of your home and outside each sleeping area?

Do you test your smoke alarms once a month?

Do you replace smoke alarm batteries once a year?

Do you have a home fire escape plan? Do you practice it twice a year?

If you answered no to any one of these questions, you are at risk of injury or death from a fire. You can cut your risk in half by installing working smoke alarms on every level of your home and outside every sleeping area. Your local fire department is available to help you install your alarms and plan your escape route.

If you are a senior adult, on financial assistance or disabled, your local fire department has smoke alarms available at no cost. The local fire department also will check your smoke alarm batteries for you and replace them if needed. Smoke alarms for the hearing impaired may be available.

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Fall Fest

Lindley Park's annual Fall Fest will be Saturday, Oct, 28th starting at 4:30pm. in the Park at the intersection of S. Lindell and Springwood (same place as the Spring Fling).

Stephanie McGovern, social chair, says this year's event will have a different flavor -- that of barbecue! With the help of resident Tim Brown, a pig will be roasted in the park. All the fixins --coleslaw, hush puppies baked beans, and drinks will be provided. Residents are asked to bring a dessert. Contributions will be accepted to help defray the cost of the event.

There will be a band, games for the kids and an opportunity to meet your neighbors, so put this date on your calendar. For more info, or to help with the event, please contact Stephanie McGovern, 207-0319 or Tim Brown, 856-2167.

COYOTE UPDATE

Who knows? There have been several reports on ole 'Wile E'. Over the past two months he has been spotted on West Market, Walker and Elam. It has been reported that there are cats missing around Lindley Park Manor and that he was hit by a car on Spring Garden.

News 2 interviewed Henry Link and while the cameras were rolling the Guilford County Animal Control truck came with traps strapped to the top. apparently that was all for show.

The Guilford County Animal Control has stated that this is a neighborhood problem and they can't help us. Elizabeth Link has contacted the NC Wildlife Assoc. and has received names of private trappers. They tell Elizabeth that they use leg traps to catch the animal. Now, do we want

INCIDENT REPORT....

This is the report for July thru September 14 and includes only the interior streets of our safe neighborhood. This report comes from Judy Brenner, Crime Analyst, Greensboro Police Department. The full report covers all of zip code 27403 and includes all calls including traffic accidents. If you would like to see the entire call report email bill@billeckard.com and it will be forwarded to your email.

This incident report covers sixty days and there are very few calls. Our Community Watch program is very active. Keep up the good work!

DATE	TIME	STREET	CALL
8/24/2006	7:59:45 PM	WALKER AV/NORTHRIDGE	SUSPICIOUS ACTIVITY
7/9/2006	4:46:09 PM	CAMDEN RD/S ELAM AV	SUSPICIOUS ACTIVITY
8/10/2006	11:38:15 PM	SPRING GARDEN /PARK TER	DISCHARGE FIREARMS
7/1/2006	3:48:54 AM	COLLIER DR	SUSPICIOUS SUBJECT
7/10/2006	10:11:59 PM	PEEBLES DR	SUSPICIOUS ACTIVITY
8/16/2006	11:46:24 AM	COLLIER DR	PUBLIC DISORDER DISTURBANCE
7/22/2006	8:54:39 AM	MASONIC DR	VANDALISM MALICIOUS DAMAGE
8/18/2006	1:33:36 PM	COLLIER DR	BURGLARY RESIDENCE
8/5/2006	4:24:24 PM	ASHLAND DR	SUSPICIOUS SUBJECT
9/5/2006	1:25:38 PM	ARDALE PL	HARASSMENT
7/23/2006	12:03:25 AM	PARKWOOD DR	THREATS
8/11/2006	3:40:16 PM	PARKWOOD DR	LARCENY ALL
7/1/2006	12:50:32 PM	PARKWOOD DR	LARCENY ALL
9/12/2006	7:55:19 AM	MANOR DR	LARCENY ALL
9/12/2006	5:07:10 AM	MANOR DR	LARCENY ALL
9/6/2006	11:53:06 PM	PARKWOOD DR	PUBLIC DISORDER DISTURBANCE
7/16/2006	8:42:27 AM	ASHLAND DR/WALKER	VANDALISM MALICIOUS DAM
8/29/2006	8:30:58 AM	ASHLAND DR	ROBBERY PERSON
7/7/2006	2:30:37 AM	ASHLAND DR	LARCENY ALL
8/6/2006	8:46:41 PM	ASHLAND DR	PUBLIC DISORDER DISTURBANCE
7/18/2006	9:34:02 AM	SCOTT AV	SUSPICIOUS VEHICLE
7/18/2006	7:06:56 PM	S LINDELL RD	VANDALISM MALICIOUS DAMAGE
8/31/2006	4:07:21 AM	HOWARD ST/SPRINGWOOD DR	DISTURBING PARTY

leg traps that can trap and break the legs of the coyote or of domestic animals and possibly kids? There are new walking trails in the forested area at Lindley Elementary and there is concern

about the kids using these trails. 'Wile E' obviously doesn't belong in our neighborhood so, what do we do ? If you have any ideas email them to bill@billeckard.com. or Elizabeth Link at baddogi@yahoo.com.

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National Night Out -2006

Dyan Arkin, our Lindley Park Neighborhood Association Public Safety Officer and her band of volunteers organized our annual National Night Out celebration for 2006. As you can tell by the pictures it was a very well attended event.

Phil and Dana Gorham had hosted this event for over 15 years on Beechwood St. and each year it got a little bigger.

Dyan agreed to coordinate this years event and moved it to the Lindley Recreation Center in order to better accommodate the Police, Fire and EMT equipment.

Over 100 neighbors came and enjoyed the Spring Garden Bakery ice cream and cookies. The kids headed straight for the Fire Trucks

and then the ice cream and finally the playground. It was a perfect August evening for everybody to get together and enjoy the neighborhood.

As usual, Dyan did a great job and we thank her!



Take Safety to the Streets this Halloween

Halloween is one of the most thrilling nights of the year for children, and also one of the most dangerous. Halloween can indeed be scary; in fact, children are four times more likely to be hit by a car on Halloween than any other night of the year. The fun of trick-or-treating and the excitement of Halloween is a distraction for kids. Careless street crossing coupled with drivers' more limited vision at night can make for a deadly mix. Following these safety tips can help reduce your child's risk of injury on Halloween.

- ◆ Choose costumes that are light-colored or bright enough to be easily visible.
- ◆ Use reflective tape and stickers to decorate bags and costumes.
- ◆ Walk, don't run, and stop before crossing streets.
- ◆ Look left, right and left again before crossing the street and to continue looking both ways while crossing
- ◆ Never run out into a street or cross between parked cars.
- ◆ Adults should accompany children on their trick-or-treat rounds.
- ◆ Trick-or-treat only in familiar areas and along a planned route.
- ◆ Apply face paint or cosmetics directly to the face. It is safer than a loose-fitting mask that can obstruct a child's vision. If a mask is worn, be certain it fits securely and cut the eyeholes large enough for full vision.



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- ◆ Carry a flashlight. Make costumes short enough to avoid tripping.
- ◆ Secure hats so they will not slip over children's eyes.
- ◆ Dress children in shoes that fit. Adult shoes are not safe for trick-or-treaters. The larger size makes it easier for them to trip and fall.
- ◆ Teach children not to cut across yards. Lawn ornaments and clotheslines are "hidden hazards" in the dark.
- ◆ Tell your children to stay on the sidewalk at all times.

BIPED PLAN

The Greensboro Urban Area Bicycle, Pedestrian & Greenway Master Plan (BiPed Plan) is now available for public review and comment. The plan has been in development for quite a while, and some of its recommendations have already been implemented (such as bike lanes on Spring Garden St.). The Greensboro Urban Area Metropolitan Planning Organization is interested in feedback from the public on this plan.

You may download the entire plan online at: <http://www.greensboro-nc.gov/Departments/GDOT/divisions/planning/bicycle/BiPed.htm>

You may also review hard-copy versions of the plan at various locations, including all Greensboro Public Library branches. Comments will be accepted until Oct. 2, and it is anticipated that the MPO will adopt the plan at a meeting on Oct. 11. Instructions for submitting comments are at the above Web site.

Thanks for your interest.

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Calender of Events

**Tue. Sept. 26, 7pm - Lindley Recreation Center.
Neighborhood General Mtg.**

Oct. 8-14 - Fire Prevention Week

Sat. Oct. 28, 4:30 Fall Fest, in the Park, intersection of S. Lindell and Springwood.

Oct. 31 - Halloween

Tue. Nov. 7 - Election Day. Don't forget to vote. It's your civic duty.

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Proposed Change to Current Draft of Spring Garden Pedestrian Scale Overlay District

The LPNA Executive committee recommends that the current draft of the Spring Garden Pedestrian Scale Overlay District be amended as follows:

In the Section "Residential Requirements" under "Building Materials/Design" add the bullet:

◆ Multifamily structures can be no more than two stories in height. This restriction does not apply to town homes or to mixed use structures.

Rationale

This proposal is consistent with the observations, principles and recommendations that were enunciated in the Lindley Park Neighborhood Plan that was approved by City Council on August 17, 2004.

Rationale 1: The restriction on heights of new multifamily construction is needed to maintain the defining characteristic of the neighborhood's residential land use patterns. These are described in the Neighborhood Plan as follows:

"Lindley Park is a predominantly single family residential neighborhood with a diverse mix of apartment complexes and duplex units." (p. 11)

Lindley Park's diverse housing stock fosters and encourages a diverse neighborhood population: homeowners and renters; young and old; singles and couples; retired and active; higher and lower incomes; students and professionals; animal lovers and kid lovers. One of LPNAs central concerns is to preserve and strengthen neighborhood diversity by preserving a balanced diversity in its housing stock.

The Neighborhood Plan identifies a trend that represents a significant threat to the historical diversity of the neighborhood's housing stock:

"During the past decade ... in Lindley Park, owner-occupied units decreased 8.5% while renter-occupied increased by a significant 49.5% fueled by the tremendous increase in apartment construction for UNCG students." (p. 7, emphasis added)

These observations were based on Census 2000 data-the trend has strengthened since then with the construction of two additional large multifamily complexes within the Spring Garden corridor, and the promise of more to come.

The restriction on new multifamily structure height is intended to encourage diversity in new multifamily construction within the neighborhood. Nearly all of the new multifamily construction within the neighborhood over the past decade has had the following characteristics:

1. Three stories in height.
2. Units explicitly designed to accommodate two or three non-related individuals.
3. Rental rates far above affordable levels for families or retired individuals.

These new multifamily units are nearly exclusively rented by groups of college students; they are not designed for, priced for, or intended for any other group. The LPNA is deeply concerned that the volume and pace of construction of these types of multifamily units will disrupt and reduce the neighborhood's diversity in the short- and medium-run. Of equal concern is a longer run consideration: these particular types of multifamily units will be difficult to convert for use by other types of renters or owners if and when student housing demand volume and preferences change. LPNA believes that the unrestricted growth of this particular type of multifamily structure represents a significant threat to the historical character and diversity of the Lindley Park neighborhood.

LPNA wishes to emphasize that the height restriction we recommend should in no way be interpreted as a mechanism to prevent new multifamily construction or a growth in the neighborhood's student population. Student renters and multifamily structures are part of the traditions and fabric of the Lindley Park neighborhood. Our goal is to encourage new multifamily construction within the Spring Garden corridor that is attractive to a diverse population of

renters and configured in such a way that it becomes a durable and lasting component of the neighborhood's housing stock.

Rationale 2: The restriction on heights of new multifamily construction will help:

"Provide for a diverse scale of residential development opportunities that retain and enhance the character of the Spring Garden corridor. [This] is borne from the neighborhood vision statement that establishes Lindley Park "as a residential neighborhood set in a public park...and a broad mix of architectural styles. Filling in between [the corridor's] commercial nodes, the plan recommends a mix of single family, attached housing and mixed-use developments." (p.53)

The argument here is relatively simple. The current shortage of student housing around UNCG has created a strong market advantage for generic, three-story multifamily structures that are explicitly designed to provide relatively low-cost to small groups of unrelated individuals. LPNA believes that without the restriction on the height of multifamily structures, this single type of multifamily structure will soon "crowd out" the development of other multifamily structures, and other populations of renters. The potential tragedy, in our view, is that the student housing shortage will disappear one day in the not so distant future, but only after it has been allowed to permanently distort the character of the Spring Garden corridor and Lindley Park itself.

In summary, we urge City Staff to keep several points in mind while considering our proposal:

1. It is fully consistent with the analysis and principles endorsed in our neighborhood plan.
2. We do not seek the height restriction either to curtail multifamily land use or to prevent an increase in the student population of Lindley Park. Instead we seek to preclude the construction of a particular type of multifamily structure that is inconsistent with the architectural and population diversity that is a core characteristic of the Lindley Park neighborhood.
3. LPNA has worked cooperatively with developers over the past two years on rezoning requests that led to two major new student housing complexes. In these cases we have tried to develop a reputation of flexibility and reasonableness among developers, the zoning commission and the City Council. But we have now seen enough and believe that the Pedestrian Overlay District is the appropriate mechanism to insure balanced and diverse multifamily construction.
4. Our concerns are both short and long-run. Allowing unrestricted growth of a single-use residential structure within the neighborhood could have dire consequences far into the future. Please keep in mind the neighborhood motto:

"Lindley Park is a neighborhood built on tradition, and built to last!"

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EMAIL TO THE EDITOR

Dear Editor;

I wanted to email you to comment on your recent Editor's Note regarding rental properties in the neighborhood. To quote you, "We are getting some folks that have no ownership in our neighborhood. Now, I have no interest in being a neighborhood Nazi,...but I do have a vested interest as a property owner." My husband and I rent our lovely bungalow in the neighborhood, and I do not appreciate what you are insinuating. We truly have "ownership," community rather than financial, in our neighborhood. We love the beautiful park, the nearby Arboretum, the manicured lawns, the bungalow personalities, and our neighbors. We take pride in maintaining our area. Why do we rent? I am a teacher, and my husband is a contract worker for the government. I am planning on attending law school, and we do not want to make the financial commitment to buying a house that we cannot afford. The housing market for first time home buyers is quite limited, so our wonderful landlord has afforded us the opportunity to live and make a home in this neighborhood by renting her house. I would appreciate some recognition for that.

Thank you,
A committed neighbor with a vested interest in Lindley Park
Laura Dildine



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EDITORS NOTE...

In the last edition of the Columns I made reference to the rental market in the neighborhood and I got an email and a few calls about my remarks. That is fair, I didn't make my comments clear. My concern has nothing to do with people that rent homes in Lindley Park. (After selling our last house Patti and I rented a neat little Tudor on Walker Ave. until we found the right house to buy in Lindley Park.) My concern

is with absentee landlords that hire management companies like Cassiss, Wren, Homes for Rent etc.. These are the folks that have no ownership in our neighborhood. With more student housing being built in/around Lindley Park, students are being drawn to these new apartments and out of rental houses in our neighborhood. While this is good in some respects it also means demand will be down for house rentals, causing rents to go down, leaving less money for necessary repairs. Already there are several rental houses, managed by these companies, in various stages of

disrepair. It is my opinion that this is not acceptable for our neighborhood. There are ordinances that apply. While I gave a wrong date in a previous *Columns* about the initiation of a Landlord Ordinance, one was adopted by the City Council in May of 2003. It is the landlords responsibility to comply by July 2007.

The program is called RUCO and is described as follows:

The rental unit Certificate of Occupancy (CO) program is designed to bring all rental housing units to a new acceptable minimum standard. That new minimum standard is the International Property Maintenance Code (IPMC), adopted by the City of Greensboro in May 2003.

In January 2004, the Local Ordinance Enforcement program (LOE) section of the Inspections Division began inspecting all residential rental units for compliance to the IPMC. This process is expected to be completed within five years. Upon compliance with the IPMC, a CO will be issued on the inspected unit with an anniversary date in five years. As inspections are preformed, any violations found during the implementation process will have some time limits for repairs as in the past.

Dan Reynolds, Engineering and Inspections, City of Greensboro is the contact person that can direct a property owner to code enforcement. He can be reached at 412-6216.

Again, I did not intend to insult anyone. I'm not a snob and it is everybody's neighborhood. My choice is not to sell my renovated home and move to a gated community but to stay and continue to have an interest in our neighborhood.

By the way Laura (Email to the Editor) and her husband are buying a home in Lindley Park and I couldn't be happier for them. We need good neighbors!



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Names of LP supporters who make a contribution between now and December 31 will be prominently displayed in each issue. If you've enjoyed past events like the *Children's Easter Egg Hunt, Spring Fling, Fall Fest, Holiday Luminaries* - please show your support by making a contribution. If you want to donate to our **WEBSITE Fund**, please designate WEBSITE on your check. Contributors to this special fund will also have their names prominently displayed in the *Columns*. To volunteer for specific events -- make a difference in your neighborhood, please mark your interest on the form below. Or - contact one of the committee members listed on the front page. Again, **your financial support is so very important and so very much appreciated.**

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2006 LPNA CONTRIBUTION FORM

Now's a good time to make a contribution to your neighborhood association. Please fill out the form and mail it with your check to the address listed below. If you'd like to be involved with any of the committees, or activities, please check your preference. **Note: New committees added: Website, Ways & Means (FUN-raising activities), Neighborhood Long-Range Plan.**

Name(s) _____

Address _____

Email: _____ Home Phone: _____

Please check your interest(s): Environmental Issues FUN-raising Park preservation/improvements Website

Public Safety/Public Works (speeding, burglary, sidewalks, etc) Zoning Issues Neighborhood Long-Range Plan

Social activities (spring, fall events & Christmas luminaries) Newsletter volunteer -- help distribute in your area

\$\$ household contribution enclosed (\$15 suggested) \$ _____

Date: _____

Please make checks payable to LPNA and mail to: LPNA c/o Patti Eckard, 2621 Beechwood St. Greensboro NC 27403