

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
January 23, 2012

Present: Christina Cantrell, Linda Fusco, Khalil Perilstein, Bert VanderVeen, Shawn Wriede

Absent: Betsey Baun, Fabio Camara, Sara Farnsworth, Lillian Govus, Cathy Scott, David Wharton

Guests: Officer Douglas E. Campbell, Business owners Clint Spivey, John Mandrano, Residents Ester Maltby, Carolyn deBerry, Harvey Robinson, Jakub Pucilowski, James Rounds, Pam Grigsby

Meeting Called to Order: 6:34 pm

- 1.) **Community Watch Report:** Officer Doug Campbell reported the following police incidents between Dec 5, 2011 and Jan 23, 2012: Dec 6 - chair stolen from front porch of 811 Sullivan St; Dec 20 - car vandalized (windshield kicked in) at Breedlove Radiator on Percy St; Dec 26 - several windows broken in at the Children's Home Society on 1006 Yanceyville St, but nothing appeared missing. The business was closed during the holiday. Jan 10 - radio stolen from a car that was at Bob Dunn Subaru (for service) on 801 E Bessemer St; Jan 17 - laptop, GPS, and iPad stolen from vehicle (apparently unlocked) at War Memorial Stadium on 510 Yanceyville St. In addition, 5 police incidents were written up at Aycock Middle School at 811 Cypress St.

- 2.) **President's Report:** Bert VanderVeen reported that he met with Demetrious Dascalakis and the city regarding a new plan for the **Dunleith property** on Chestnut St. Mr. Dascalakis proposed a **3000-plot public cemetery** for the 6-acre site with a fence around it to be locked at night. A professional management company would maintain the burial ground and be responsible for selling the plots. Mr. Dascalakis' proposal also includes purchasing the house under demolition order on Leftwich St. to be used as a sales office. He requested a letter of support from the Aycock neighborhood. Mr. VanderVeen reported that, during the meeting, the city indicated that it prefers to see approximately 78 apartments built on the land (more tax revenue than a memorial park) and may require primary thoroughfare access to a cemetery even though other cemeteries, such as Green Hill, do not have such restrictions.

A number of residents attended the meeting to discuss this proposal and **most residents welcomed the idea**, especially since the alternate appears to be apartments. There was some concern about the effect on housing values, but it appears that close proximity to a cemetery is positive since it is quiet and usually well-maintained and because no subsequent rezoning or redevelopment can take place on the property. There was also a concern that people would be visiting at

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unusual hours, but it was suggested that that a letter of support include the stipulation that the area must be fenced and locked after hours. It was also suggested that another stipulation include leaving the large magnolia trees on the property. Finally, a strong preference was indicated for historic decorative features, such as stone posts and iron gates. After discussion, a motion was made, second, and approved unanimously to proceed with a letter of support from the neighborhood listing the stipulations.

Action Item for Bert VanderVeen - draft letter of support from Aycock Neighborhood to Demetrios Dascalakis regarding the cemetery proposal for the Dunleith site.

Mr. VanderVeen also reported that the house scheduled for demolition at 311 Leftwich St. is under repair. It is not clear whether the necessary work can be completed by the demolition deadline of May 2012.

- 3.) **Secretary-Treasurer report: Minutes from the December 2011** board meeting were distributed, reviewed, and approved. **Treasurer's report** for January was distributed. The check for luminarias on Judy Worsley's rental properties has not been received, so the profit and loss statement for the fund-raiser is not yet available. In response to a question about the Park Ave escrow fund (\$3,000.00), Bert VanderVeen replied that the money was generated in 2005 as a result of the sale of a house on Park Ave for which the neighborhood provided sales support. The money is earmarked specifically as a rotating property development fund to purchase or rehabilitate distressed properties.

Action Item for Christina Cantrell - send invoice to Judy Worsley for luminarias for her rental property.

Action Item for Shawn Wriede - post approved minutes on Historic Aycock District website.

- 4.) **Community Development:** Betsey Baun was not present, but Christina Cantrell reported that **a letter authorizing MSD funds for the sign-topper project** spearheaded by Ms. Baun has been sent to Stefan-leih Geary along with a letter signed by Bert VanderVeen to move forward with the project.

- 5.) **Community Watch:** Sara Farnsworth was not present.

- 6.) **COA:** Linda Fusco reported there are **no COAs** for Aycock this month.

- 7.) **Newsletter:** Linda Fusco delivered the last of the advertising checks from the January newsletter to be deposited to the Aycock account. **This edition is the first**

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in at least 3 years that paid for itself, in no small part because Sharp Business Systems printed the color newsletter at no charge.

8.) **Technology:** Shawn Wriede reported that he **renewed the domain registration for the next 5 years at a cost of \$114.95** and will request a transfer of the owner name from David Wharton to Shawn Wriede.

9.) **Welcoming Committee:** Cathy Scott and Lillian Govus were not present, but **no new residents** have moved in. However, Laura Wall's house on Cypress St has been rented and it was suggested to send a welcome basket to them.

Action Item for Bert VanderVeen - request the names of renters in the Wall house and provide to Ms. Scott and Ms. Govus.

10.) **Old Business:**

- a. Action Item for Bert VanderVeen - determine why the doggie pot stations are not refilled.

Pending ordering new bags. Bert VanderVeen contacted the city and the only doggie pot station they refill is the one in Sternberger Park because they installed it. The neighborhood is responsible for the 3 others that the neighborhood installed. Christina Cantrell will order more bags.

- b. Action Item for David Wharton - request permanent trashcan at Leftwich Tunnel.

Pending - David Wharton not present

- c. Action Item for Bert VanderVeen - determine the responsible party for repairing stone wall on Park Ave.

Pending - Bert VanderVeen has been unsuccessful at contacting anyone in the city to resolve the matter. Linda Fusco volunteered to take on the action item.

- d. Action Item for Sara Farnsworth - send email regarding safety tips for holidays.

Complete

- e. Action Item for Sara Farnsworth - request more information on 600 Summit Ave theft.

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Pending – Sara Farnsworth not present

- f. Action Item for everyone – identify sinkholes in neighborhood streets and relay information to Betsey Baun.

Complete

- g. **Breedlove planting project:** Linda Fusco sent bids for the planting and maintenance of the landscape area between Breedlove Radiator and Summit Ave on Dec 15, 2011 with a deadline date of Jan 15, 2012. Three of the five vendors either did not return calls or declined to bid. They were: Davey Tree Experts, Sherwood Landscaping, and New Garden Nursery. Two vendors filed bids: **Dunlap Lawn Services, Inc.** (who currently has the maintenance contract for the public areas in Aycock) submitted a planting bid of \$13,404.00 and a maintenance cost of \$1,200.00 plus \$900 per mulching application. **Great Atlantic Landscaping, Inc.** submitted a planting bid of \$8,977.87 and a maintenance cost of \$1,518.75 which includes mulching. The board voted unanimously to accept the Great Atlanta Landscaping bid.
- h. **Strategic Plan:** Lillian Govus was not present but she sent an email update on the plan progress. The topic was postponed until the next board meeting.

11.) New Business:

- a. **Shawn Wriede stated a demolition order** is filed on 612 Park Ave on Jan 20, 2012 by the Minimum Standards Commission. The property has been vacant for 8 months and was condemned by the city.
- b. **Neighborhood to meet with City Council members** – David Wharton offered via email to **formally invite Robbie Perkins**, the newly elected mayor, and Jim Keys, incumbent Council 2 representative, to the February board meeting.
- c. **Post Office Box** – The cost to rent the PO Box is \$70.00 which is due on Jan 31, 2012. After discussion, it was determined that the association does not receive enough mail to justify the cost. It **moved and seconded and approved that the official address of the Aycock Neighborhood Association is the home address of one of the board officers.** Christina Cantrell volunteered her address: 706 5th Ave, Greensboro, NC 27405.
- d. **Board attendance:** It has been the long time policy that board members who miss 3 consecutive board meetings forfeit their membership on the board; however, the by-laws do not stipulate anything about attendance. After

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discussion, the board decided absences are not sufficient reason to forfeit membership.

- e. **Trader Joe's:** Linda Fusco proposed sending a letter to the developer bringing Trader Joe's to Greensboro in the Friendly Ave/Hobbs Rd vicinity to consider the location vacated by Harris Teeter on Cornwallis Dr near Golden Gate Rd. After discussion, it was determined that this action would not have any effect since company management has indicated they are only interested in the Friendly Ave corridor.

12.) Meeting Adjourned: 8:01 pm.