

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
September 24, 2012

Present: Linda Fusco, Sara Farnsworth, Mindy Zachary, Khalil Perilstein, Shawn Wriede, Christina Cantrell, Bert VanderVeen, Betsey Baun

Absent: David Wharton, Jamie Barnett, Jon Mitchell (alternate)

Guests: Officer Douglas E. Campbell, Resident Pam Grigsby

The regular meeting of the Board of Directors was held on Monday, September 24, 2012 at St. Leo's Place Community Room. Meeting was called to order 6:35 pm by President Linda Fusco. Sara Farnsworth was in attendance to take the minutes.

- 1. Election of Officer:** Linda Fusco reported that Jamie Barnett asked to step down from the Secretary position. The position was declared vacant and **Sara Farnsworth was elected as Secretary by unanimous vote.**
- 2. Committee Appointments:** Linda Fusco distributed the list of committee chair appointments and volunteers for 2012-2013. They are attached. (See Appendix.)
- 3. Community Resource Officer Report:** Officer Doug Campbell reported that a **camp of homeless individuals near the intersection of Summit Ave. and Murrow Blvd. had been cleared out** after a police officer requested that they move. A second wave of people moved in after the first group cleared out, but they also appear to have moved along at the request of an officer. The city cleared out remaining garbage, and officials responsible for maintaining the city's right-of-ways have been asked to clear tree limbs in the area, hopefully making it less hospitable. Board members asked Officer Campbell about the legality of burning open fires, which Officer Campbell confirmed is illegal, though not generally enforced by the Fire Department. In discussion, it was suggested that residents could make a point of notifying the city when illegal fires are noticed.

The following **police incidents were reported between August 27 and September 24, 2012:** Sept. 5 - Burglary at 305 E. Bessemer. Unknown point of entry. Medication was taken. Sept. 5 - Cell phone stolen at Aycock Middle School. Sept. 11 - Theft of items from pickup truck parked at Aycock Middle School. Vehicle was forcibly entered (lock damaged), and a camera, wallet, and cell phone were taken. Unknown whether items were visible in the vehicle, but Officer Campbell warned against leaving items like these visible. Sept. 4 - Bicycle stolen at 713 Summit. Bicycle was chained to pipe and pipe was pulled open to release bike. Officer Campbell recommended locking bikes to something more secure designed for bikes. Sept. 7 - Burglary at 515 Summit. Entry via unlocked door. Electronics and wallet taken. Resident identified possible suspect. Sept. 15 - Resident at 510 Charter reported items on front porch rearranged. Discussion ensued of past attempts to pursue enforcement of code violations in order to get this porch cleared of excessive unsightly clutter, with little success.

Officer Campbell brought up the topic of the **Summit Executive Center** at 817 Summit Ave., which has long been a source of continuing disturbances and police incidents. Officer Campbell looked into the zoning of the property and found that it is zoned for offices but is currently being used as single-room occupancy. It was not entirely clear from his inquiries, but the answer he got from zoning officials was that apparently this use is allowed under its current zoning. (**ACTION ITEM for Linda Fusco: Inquire with zoning enforcement officer Jeff McClintock to clarify whether current use of Executive Center is compatible with zoning status.**) The neighborhood has pursued various efforts over the years to enforce building codes and otherwise clean up the property. The city's recent shutdown of the Greensboro Inn downtown has raised hopes that perhaps this property could be similarly redirected into a use that would be more compatible with the priorities of the surrounding community. Officer Campbell solicited Board members' visions for the future of the property. Board members expressed full support for Officer Campbell's efforts and offered ideas including veterans' or seniors' housing. Discussion emphasized compatibility with Summit Avenue Corridor design charettes and improving the overall surrounding environment by implementing the proposed Summit Avenue streetscape improvements.

Sara Farnsworth reported that at Officer Campbell's request, **"No Loitering" signage was put in place earlier this month at the Leftwich Tunnel** at both ends. However, the signs have already been removed, apparently by vandals, and graffiti in the tunnel has recently increased. Officer Campbell reported that city officials had been skeptical that the signs would stay in place for long, and would probably replace them repeatedly (at least several times) if they continue to be removed. **ACTION ITEM for Sara Farnsworth: Report missing "No loitering" signage and graffiti in the Leftwich Tunnel to city officials.**

4. **Secretary report: Minutes from the August 2012 board meeting** were reviewed and approved. **ACTION ITEM for Shawn Wriede: Post minutes of August board meeting to website.**
5. **Community Watch:** Khalil Perilstein indicated a preference for establishing a neighborhood watch force to check on the Leftwich Tunnel at night, rather than FlashCams.
6. **Treasury report:** No Treasury activity to report this month. Christina Cantrell recommended **switching to a different bank** for our operating accounts because of poor customer service and deposit fees from the current bank. The bank has failed to transfer all administrative access to the account to Christina since she became treasurer, which is preventing her from accessing online banking, despite attempts to work with the bank via phone and in person (even with the assistance of the former treasurer). Board members expressed agreement with the switch and the desire to patronize a local bank. **ACTION ITEM for Christina Cantrell: Research banking alternatives.**
7. **Community Development:** Betsey Baun reported that communication with city officials regarding implementation of the neighborhood sign at the corner of Yanceyville and Bessemer (funded by a Neighborhood Small Project Program grant) seemed to be at a standstill. She plans to pursue other avenues of communication, possibly with the

assistance of other board members (Bert VanderVeen/Linda Fusco). **ACTION ITEM for Betsey Baun: Coordinate communication with Russ Clegg, Sue Schwartz, and/or Jim Kee about neighborhood sign project (with assistance from Linda Fusco/Bert VanderVeen).**

- 8. Historic Preservation (COA):** Linda Fusco reported that 754 Chestnut had deck installed - with after-the-fact COA application - and deck has building setback violation that must be corrected before COA application can be addressed. 602 Fifth had vinyl windows installed - with after-the-fact COA application - and the applicants are trying to come up with alternate solution. No further discussion.

Linda reported that David Wharton sent an email to Jeff McClintock, Zoning Enforcement Officer, in the name of Board officers, **requesting enforcement of zoning ordinances for nonconforming use for the property at 720 Percy St.**, a duplex house that has been continuously vacant for more than one year, according to neighbors. The letter requested enforcement of the ordinance with the goal of reverting the property to conforming (single-family) use. The burden of proof regarding the property's use is on the property owner. Board members expressed a desire for a more active approach to staying on top of this case (including attending any hearings/meetings) rather than simply turning it over to zoning enforcement, and for pursuing enforcement of other similar cases in the future.

Board members expressed concern about enforcing potential housing code violations, such as extreme clutter/junk on porches and in yards. **ACTION ITEM for Linda Fusco: Ask newsletter delivery volunteers to report addresses of potential building code violations on their routes to her.**

- 10. Newsletter:** Linda Fusco announced that delivery of the October 1 newsletter will occur this weekend (September 29-30) and confirmed delivery assignments.
- 11. Technology:** No report this month.
- 12. Welcoming Committee:** Jamie Barnett was not able to attend. Linda Fusco reported that welcoming packets/baskets have been delivered to 810 Cypress and 702 5th Ave. Betsey Baun inquired whether we might deliver a basket to new neighbors who are renters with whom we want to foster relationships and encourage involvement and potential homeownership. Response was that we have not generally delivered welcoming baskets to renters in the past, but are certainly open to that. **ACTION ITEM for Betsey Baun and Jamie Barnett: Betsey will give info about new neighbors on Cypress to Jamie Barnett and coordinate basket delivery.**
- 13. Alleyway issues:** Mindy Zachary reported on long history of issues with the alleyway between Summit Ave. and Park Ave. Example of damage is currently visible at 606 Summit - Handicap ramp is rotting, falling apart. Groundwater is constantly in the basement at the property. Mindy stated that the city's position is that they don't own the alley so won't work on it. However, she says apparently the city did maintain them up until the 1980s. Storm drains in the area all seem to have been redirected properly except for this one. Since city approved use of MSD funds for Park Ave. stone wall repair (on

private property), it's possible they would approve MSD funds use for alleyway drainage repairs. **ACTION ITEM** for Mindy Zachary: Get estimates for pipe/drain work in alleyway.

14. Old Business

a. Pending **ACTION ITEMS** from last meeting

1. Christina Cantrell has not yet contacted Aycock Middle School principal about coordinating on Leftwich Tunnel murals. There is a new principal this year, and she will most likely attend a Board meeting soon, so we can discuss the issue with her then.
2. Christina Cantrell has not received a new contract from Dunlap for landscaping maintenance; we're still operating under previous year's contract. Dunlap has agreed to empty trash cans at the Max Thompson Bridge for an extra \$25 per month, but trash cans are not yet in place. Christina Cantrell has been working with Dunlap to ensure that we are not charged for trash can emptying until the cans are in place. We hope to get trash cans installed by the city if possible. David Wharton was pursuing that option. The board (and we assume Fisher Park also) would want any trash cans installed to be attractive. **ACTION ITEM** for David Wharton: **Provide update on effort to get city to place trash cans at Max Thompson Bridge.**

b. **Park Ave. stone wall repair** - Consent agreement was not returned by all of the property owners along the stone wall by the August 31 deadline. Offer to repair the wall using MSD funds was withdrawn. Park Avenue owners were informed via first class mail of Board's decision to withdraw offer.

c. **Identify street sections where granite curbs are missing - Pending **ACTION ITEM** for Khalil Perilstein - Catalog which curbs need granite replacement/repair and contact city official Dwight Murphy about it.**

d. **Street/Sidewalk work** - Jon Mitchell was not in attendance, but Linda Fusco reported that the street patches around the neighborhood (patched subsequent to water/sewer line work) were found to be within the city's standards and no further adjustments/repairs are planned for the streets which have been patched.. Some sidewalk issues remain, which may be related to the water/sewer line work or which may be related to the separate sidewalk renovations meant to bring sidewalks up to ADA standards. Mindy reported a sidewalk problem (gravel section) on Charter and will send the address to Linda. **ACTION ITEM** for all board members: **Report any pending sidewalk problems (with addresses) to Linda Fusco.**

15. New Business:

a. **Street murals** idea withdrawn due to lack of interest, lack of time on the part of Brian Heagney and possible obstacles such as GDOT restrictions.

16. Upcoming Events:

- a. **Pecan Festival - Saturday, Oct. 6, 2012 - 4-7pm at Sternberger Park.** Todd Verts is not able to perform but is arranging for another musician to perform. Board members discussed options of selling and giving away leftover decorations, after having tried both methods in past years. It was decided that we would ask for donations (without specifying an amount) in return for pumpkins. **ACTION ITEMS for Bert VanderVeen - Put up signs around neighborhood for Pecan Festival. Try to figure out who has old “sandwich board” signs which we’ve lost track of.**
- b. **Chili Cook-off - Thursday, Nov. 29th, 2012 - Farmers Curb Market - 8am-6pm with setup at 7 am.** Christina Cantrell said we have to be there beginning at 8am despite the fact that there may be no interest in chili at that point. Chili and cornbread will be cooked and donated by neighbors and sold during the Greensboro Beautiful wreath sale pickup day. This year will be different than past years because of the required \$50 fee and the fact that other food vendors will also be selling at the event. The board wants to strengthen relationship with the Curb Market.
- c. **Luminarias - Sunday, December 9th - Rain Date Dec. 16th.** Jon Mitchell (not in attendance) is in charge. Board decided that we will no longer accept “Buy now, pay later” arrangements (invoicing). Plan to continue selling luminarias via website pre-orders and on the day of. **ACTION ITEM for Christina Cantrell: Look up what luminaria prices were last year.**

17. Other Discussion Items:

- a. **Farmer’s Market committee meetings** - Betsey Baun would like to keep the Aycock board informed about the meetings of the Greensboro Farmers Curb Market’s customer advisory commission. It was decided to not append the market commission’s meeting minutes to Aycock’s minutes, but Betsey will make a practice of emailing the notes/minutes from the Curb Market meetings to Aycock board members. **ACTION ITEM for Betsey Baun - Forward minutes/notes from Farmers Curb Market customer advisory commission meetings to Aycock board via email.**
- b. **Fund drive - ACTION ITEM:** All board members were encouraged to make a donation this year to the Aycock Neighborhood Association. **ACTION ITEM for Christina Cantrell - send email to listserv soliciting donations from all neighborhood residents.**
- c. **Spring Rummage Sale** - Mindy Zachary brought up rummage sale held in the past at Sternberger Park as an idea for a fundraiser we should try again in the spring.
- d. **Foreclosed home at 600 Summit** - Mindy Zachary brought up the foreclosed home at 600 Summit Ave, which is owned by Wells Fargo. Mindy asked Christina Cantrell, who is employed by Wells Fargo, if she might be able to help in an effort to potentially have the home donated by the bank as a charitable contribution, or to better address the house’s maintenance/upkeep with the bank. **ACTION ITEM for**

Christina Cantrell: Christina will report appropriate Wells Fargo contacts to Mindy. As a Wells Fargo employee, Christina is not allowed to intervene in foreclosure-related issues herself.

Meeting Adjourned: 8:10 pm

Appendix:

Committees for 2012-13

Alleyway Issues – Mindy Zachary

- Shawn Wriede

Annual Pecan Festival – Christina Cantrell

- Linda Fusco

Community Development – Betsey Baun

- Mindy Zachary

Community Watch – Khalil Perilstein

- Sara Farnsworth

Historic Preservation – Linda Fusco

- Jon Mitchell, Mindy Zachary

National Night Out – Linda Fusco

- Robert Coltun

Newsletter – Linda Fusco, Editor

- Sara Farnsworth

Technology – Shawn Wriede

- Linda Fusco, Robert Coltun

Welcoming – Jamie Barnett

- Sara Farnsworth

Greensboro Neighborhood Congress

- Shawn Wriede, Sara Farnsworth, Alt - Linda Fusco, Alt - Robert Coltun

Luminarias – Jon Mitchell

- Bert VanderVeen

Memorial Stadium Project – Mindy Zachary (point person)

- Betsey Baun, Mebane Ham, David Wharton

Future School Improvements Project – Jon Mitchell (point person)

- Betsey Baun, Mindy Zachary, Rebecca Fagg

Customer Advisory Committee for Farmers Market – Bert VanderVeen (point person)

- Rebecca Fagg, Betsey Baun

Sergeant-at-Arms – Bert Vanderveen

Sternberger Commission Rep - Sara Farnsworth