

	Subject:	Madison Park Homeowners' Association Meeting		
	Date:	September 14, 2015		
	Time:	7:00 p.m.		
	Location:	Pinewood Elementary Media Center		
	President:	Douglas Welton	Attendance:	
	Presenters:	Melrose Place Developer Grubb Properties		<u>51</u> attendees <u>2</u> CMPD officer

Welcome

President Welton, opened the meeting by welcoming all in attendance

Recognition of Visitors

There were some first time attendees from Montford and Standfield.

Membership Reminder

Dues are \$20 / year / household and cover January – December. Our membership dues pay for our expenses such as events, PO Box, postage, supplies, and rentals. Each resident is encouraged to pay in person or on-line via pay-pal from our webpage: <http://www.madisonparkcharlotte.org/membership/>. Please help improve the quality of life in Madison Park by paying your dues and encouraging your neighbors to pay theirs.

Sponsor Acknowledgement

Platinum: Auto Bell

Gold: Beth Smith Shuey Team @ Keller Williams Realty

Community Reports

Officer Mohammad Shabeer from CMPD began by introducing Officer Matt Carson who also patrols our neighborhood. Remember if you see something suspicious call 911; you may contact Shabeer at smohammad@cmpd.org. He then gave us the following crime report for the neighborhood. All reports are reported by Street Block and NOT the actual street address.

Incident Type	Frequency
Residential Burglary	3
Larceny-Other	1
Total	4

Complaint No	Date	Street Block	Incident Type
20150810-1841-01	10-AUG-2015	900 MONTFORD DR	Residential Burglary
20150812-1212-00	12-AUG-2015	5600 MURRAYHILL RD	Residential Burglary
20150826-0928-00	26-AUG-2015	200 SENECA PL	Larceny-Other
20150901-0114-01	01-SEP-2015	800 STANFIELD DR	Residential Burglary

Announcements

- Tuesday September 15th is the primary election day for a number of local elections. Please get out and vote! Your vote has more influence in local elections; make sure your ballot is cast.
- On October 3rd we have a Keep Madison Park Beautiful workday scheduled beginning at 9 AM. We will need lots of volunteers for a pair of neighborhood cleanup-related projects. We will be doing our semi-annual roadside cleanup on Tyvola and need about 10 volunteers who are over 18 and wearing closed-toed shoes. Contact Margaret Sexton at secretary@madisonparkcharlotte.org for more information.

We will be implementing our Keep Charlotte Beautiful grant at Madison Central Park by planting trees, shrubs, and flowers at Madison Central Park. We will need an excess of 20 volunteers for this project, bring a shovel and gloves to help us make the park prettier and shadier in the years to come. You may contact Russel Hodge for more information at director3@madisonparkcharlotte.org. Remember the more volunteers that come out to help; the quicker the work gets completed.

- **Saturday, October 17th** is the date of our annual **Community Fall Festival** held in partnership with Pinewood Elementary. The event will be held at the front entrance of Pinewood Elementary and Madison Central Park from 10AM until 2 PM. There will be games, sponsor booths, raffles, food and fun for the entire family. Come out and learn about some of our neighborhood businesses and services, let the kids play some games, enter in some of the raffle drawing, meet your neighbors and grab a bite to eat. Currently we have the following vendors committed: Angel Insurance Agency, My Gym, Queens University, Soccer Shots, Auto Bell Car Wash, Planet Ballroom, Omega Sports, Beth Smith Shuey, YMCA, Libretto's Pizzeria. This FUN event replaces the HOA's past participation in National Night Out with proceeds going to Pinewood PTA.....Looking forward to seeing you there! If your business is interested in helping to sponsor this GREAT neighborhood event, please contact Valerie Delby, vdelby@hotmail.com; Heidi Dopp, vp@madisonparkcharlotte.org; or Margaret Sexton, secretary@madisonparkcharlotte.org
- The Annual Madison Park Trunk or Treat will be held on Saturday October 31st from 4:30 till 6:00 pm in the front parking lot at Madison Central Park. Dress up as your favorite character and bring the children in their costumes to receive some TREATS from their neighbors.
- Pinewood is hosting the Genius Hour program on the FIRST and THIRD THURSDAYS beginning October 1st, October 15th, November 5th, November 19th, and December 3rd. Volunteers are needed to lead student clubs from 6-7pm and to help with the service activities from 5-6pm. Some of the clubs are garden, yoga, chess and various sports. You do not have to have children at Pinewood to participate. If you are interested in helping, contact: Laura Handler (laurak.handler@gmail.com) and Agnes Banas (agnieszkaa.banas@cms.k12.nc.us) or you may sign up directly at <http://www.signupgenius.com/go/60b0e4ca4a828a57-genius>
- Sedgfield Middle School is in need of volunteers to help with their Friday Afternoon Clubs program. Principal Turner says their program starts on September 25th beginning at 3:15PM to 4:15PM. This is a program for the middle school which is very much like Genius Hour at the Pinewood Elementary. If you'd like more information or to volunteer contact Catherine Eldridge at catherine.eldridge@cms.k12.nc.us
- The Madison Park Book Club is reading *Heart in the Right Place* by Carolyn Jourdan. They will meet on September 22nd (fourth Tuesday) at 6:30PM in the side room of Charlotte Café in Park Road Shopping Center to discuss the book. A different book each month by a member; in November we will pick the entire reading list for 2016 (11 books) with no meeting for December. For more information, contact Gay Hurst at Gay.hurst@gmail.com.
- The Scaleybark Library has a "journey into the Mystery" teen book club that will be meeting this Saturday, September 19th @ 2:00PM. Contact Laura Vallejo at lvallejo@cmlibrary.org for more details
- The Tyvola Senior Center has a variety of programs available for seniors, including bridge, Tai Chi, Table Tennis, Crochet, and line Dancing. For more information on what's available, check out this link: <http://charmec.org/mecklenburg/county/ParkandRec/Facilities/Pages/Senior-Centers.aspx>
- The Mecklenburg County Health Department is partnering with the Junior League of Charlotte to host Big Shot Saturdays, a chance for parents to get their kids "up-to-date" with required immunizations. The event takes place on this Saturday, September 19th from 9:00 am till 4:00 pm at Phillip O. Berry Academy of Technology, 1430 Alleghany Street. Parents are reminded to bring their child's official immunization records and at least one form of identification. The first 150 children will be given immunizations on a first-come, first-served basis, with school-aged kids given priority. Be mindful that some fees may be charged for certain immunizations.
- The next 2nd Friday Social will be held at The Olde Mecklenburg Brewery on Friday October 9th starting at 5:30 pm. The brewery is located at 4150 Yancey Road (between Old Pineville and South Tryon). Since this social is in the middle of Oktoberfest you might want to try carpooling with neighbors to make the most of the parking at the venue.

Treasurer's Report

Mitch Jackson, our treasurer provided the following for August 11 through September 14, 2015, we had the following activity:

Starting balance:	\$4,581.76	
Deposits	\$ 199.54	membership dues
Deposits	\$ 540.24	Neighborhood Matching Grant – net of expenditures
Deposits	\$ 1,600.00	Sponsorships
Payments	- 47.00	Public Storage
Payments	-14.00	Admin expenses
<u>Ending balance</u>	<u>\$ 6,860.54</u>	

Traffic Calming Funds in the amount of \$1,253.80 continue to be held by CDOT. The funds are earmarked for vinyl replacements on our signs in the future.

President's Report

- The joint grant between the Madison Park HOA and Pinewood is close to closure. All purchased items have arrived. The grant should be closed soon. The following is an update of the grant status. The Feather Flags, which are the final items for the Marketing and Communication joint grant with Pinewood Elementary, have arrived. We now have 2 "Welcome" flags with the Pinewood Elementary logo and they will be installed as a permanent fixture at the schools entrance. We also have 2 "Festival" flags with Madison Park's logo which will be used for the Community Fall Festival and any other joint festival with the school.

As a Grant Recap, we have added the following items to showcase Madison Park and Pinewood Elementary's long-term partnership:

- Painted Mural in the Pinewood Elementary media center by artist Bree Stallings.
- History Wall with framed pictures and articles showing past, present and future.
- 2 Benches & 2 Picnic Tables added to Madison Central Park.
- Information Board located by Madison Central Park parking lot.
- 2 Community Fall Festival roadside banners.
- Historical Marker & U.S. Flag marking the site of the original Pinewood School.
- 4 Feather Flags to be used to Welcome everyone to the school and neighborhood events.

We will request closure of this grant once all financials with the City of Charlotte have been met which we anticipate to be sometime this month. Thanks to everyone who volunteered to help make this grant possible!

- Madison Park has received a \$3000 grant for tree banding in 2015. Thanks to Jarrod Karl, Valerie Delby, Marty Doss and Mitch Jackson for working on that grant.
- On August 17th, we had 8 volunteers from Sedgefield Middle School come out and pick up trash along a stretch of Tyvola for our Adopt-a-street campaign. Thanks to all of those volunteer and principal Erik Turner for making that happen.
- Most of the board met with Dennis Richter, a developer who is interested in redeveloping some properties along Woodlawn Road. This was preliminary meeting to provide feedback on the project in the early stages.
- Demolition on the old Abbey Place Apartments is imminent with construction to soon begin on a an apartment complex to be built by
- Conversations with Scott Curry and Mike Davis from the city regarding looking at the big picture of the various developments going on around our neighborhood. One individual development may not affect us greatly, but the combination of several developments DOES affect our neighborhood accessibility. Future planned development will affect both pedestrian and vehicular traffic patterns on / through our streets in order to access the amenities around us.
- Over 50 of our neighbors met Friday, September 11th at the Tiki Hideaway. We all got to meet some new neighbors, try out some menu items and enjoy the evening. Hope to see you at our NEXT 2nd

Friday Social. Check out YouTube video that was made on September 11 of our event:
<https://youtu.be/XrujzUfvXjU>

- Met with the Sedgefield Partners group

Speakers

Melrose Place Developer

The presentation was led by Keith MacVean of Moore Van Allen who introduced the property owner (Dwayne), and Land Design (architect and planning design). The rezoning petition is to demolish the 54 units that were built in 1967 along with surface parking and four houses on Drexel Place. The 2.90 acre parcel's plan include a multi-story 265 unit apartment complex with internal parking deck and facility pool that will be surrounded by the apartment façade. The front of the building will be five stories facing Woodlawn Road and three stories on the Drexel Place side. There will be NO cut-through for either vehicular or pedestrian traffic from Drexel to Woodlawn. Each apartment unit will consist of 850 - 900 square feet with 1 / 2 bedroom. The parking deck will allow for one space per bedroom with an additional 10% guest parking. There will be an October Public Hearing on the development; for more information see the zoning petition:

<http://charmack.org/city/charlotte/planning/Rezoning/RezoningPetitions/2015Petitions/Pages/2015-093.aspx>

Grubb Properties

Rachel Russell and Dan Guiltier spoke to us about the possible plans that Grubb Properties has for the 10.67 acres at the corner of Abbey Place and Park Road which currently has 2 office buildings and surface parking. Grubb's corporate offices are in the building at 4601 Park Road (Ortho Carolina Building) and the company has been busy updating and modernizing the buildings to make them energy efficient. Some of the possibilities the developer is looking at is multi-family, hotel, office, retail with shared parking and a greenspace. Earlier this year, the company surveyed residents in the area to get a feel of the area's identification and possibly help with a "rebranding" of the area. Survey results can be found at: <http://files.ctctcdn.com/7f1c6df3501/c3f56d5d-8704-4693-9456-23801de65cb8.pdf>

The developers also had a team host some public meetings with neighborhood stakeholders and representatives of the city. The meetings reviewed a number of current area projects, the area's strengths, challenges, and future opportunities. Strategies were presented for increasing pedestrian connectivity in the surrounding area and proposed design principles for future development. The design principals included

- Value the history of the neighborhood
- Execute on the city's vision of expanding the street network
- Ensure bicycle and pedestrian connectivity
- Create and enhance public space
- Balance new development with the preservation of existing trees
- Promote sustainability throughout site
- Provide and foster a mix of uses
- Provide sufficient parking with a smaller footprint
- Design the built environment to enhance the pedestrian experience.

For more information contact Rachel at russell@grubbproperties.com

September Meeting reminders

The next MPHQA meeting will be on Monday, October 12th at 7:00 pm. Speakers will include Dennis Richter and Chris, from Blackhawk Hardware, talking about DIY tree banding.

Our October 2nd Friday Social will be at the Olde Mecklenburg Brewery, 4150 Yancey Road, on October 9th starting at 5:30 pm.

The meeting was adjourned at 8:30 PM.