

# Merry Oaks

## Neighborhood Newsletter

Merry Oaks Neighborhood Association • P.O. Box 18131 • Charlotte, NC • 28218-0131

Volume VIII Number 3 October 2006

FALL NEWSLETTER

### Newsletter Contents

Incoming President Message	2
Neighborhood News/Updates	3
Neighbor's Corner	5
Canker Worms	5
Acorns	5, 6, 10
Area News	6
Real Estate	7
Community Building	8
MONA Day	9
MONA Board	10
Financial Report	10
Membership Form	10

## Renew your membership for 2006!

Membership form on back

\$10 per household, \$5 if on a fixed income.



Bulky Trash pickup: 311

### General Meeting - October 19 - 7-9 pm

Merry Oaks Elementary School Media Center (enter off Draper)

#### Agenda items will include:

- Police report
- New officers
- Candidates, etc.
- Please bring school supplies for Merry Oaks School:  
Plain manila file folders, colored copy paper, Kleenex, small hand sanitizer bottles, pencils, dry erase markers for whiteboards, pocket folders, glue sticks, wide clear tape, colored plastic tape, Certificate type parchment paper for certificates of accomplishment, art supplies: paint, beads, feathers, school uniforms: White or navy blue shirts (any kind), navy blue or khaki shorts or pants.



### MONA Day

Saturday, October 28



**Hands-On Merry Oaks** - 9 AM until noonish  
Greenway Invasive Species Removal

#### MONA Annual Bonfire, cookout and potluck dinner

Time: 6 until 9 PM

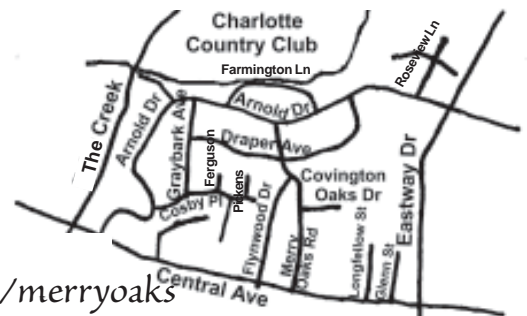
Place: 2301 Arnold Drive (between Farmington and Farmington)

Details page 9



### A Central City Neighborhood

The purpose of the Merry Oaks Neighborhood Association is to preserve and improve the quality of life and property values in our residential neighborhood and to enhance the economic vitality of our business corridor.



Visit us at: <http://www.neighborhoodlink.com/charlotte/merryoaks>

# Incoming President Message

When I first moved into my house on Graybark Avenue in early 1992, there was no such thing as “Merry Oaks”. Sure, the road and elementary school existed, but officially, our neighborhood was just the southern half of the Country Club Heights area, separated from the remainder by the golf course and a sprawling Park Apartments complex. Merry Oaks *felt* like a separate neighborhood, attached to the fast-changing Central Avenue corridor and developing a unique character, but it took until the late 1990s before Merry Oaks Neighborhood Association (MONA) organized and Merry Oaks found its voice as a community.

In the past decade, our neighborhood has experienced great change; rising home values reflect the increased demand for housing near the center city and drive new development plans, increasing ethnic diversity have dramatically altered the business and residential demographics along Central Avenue and Eastway Drive, while Charlotte and Mecklenburg County have enhanced our streets, rebuilt our elementary school, and constructed a greenway & planned a park within our neighborhood. Merry Oaks Neighborhood Association, under the leadership of Nancy Pierce Shaver, Cate Martin and various board members, has played a significant part in those changes; reporting to the membership, building social bonds between neighbors, organizing support or opposition to projects affecting our neighborhood, and strengthening connections with our government and adjoining neighborhoods. As a community, we can be proud of our achievements - Merry Oaks now is a much more desirable place to call home than it was a decade ago.

Now, as I assume the leadership of Merry Oaks Neighborhood Association, more changes lie ahead as well as more challenges. Following the fight over the

Central at Briar Creek rezoning earlier this year, Merry Oaks and neighboring communities are viewed as formidable watchdogs by developers eyeing the East Charlotte area. As we continue to deal with new projects in our area, one of my principle goals is to build even stronger ties with all the surrounding neighborhoods to further enhance our ability to shape and influence issues that directly affect our residential neighborhoods. Working together, we can ensure that the growth spreading out Central Avenue is appropriate, well-designed and benefits more than just the bank accounts of developers.

Our neighborhood is always changing, with new residents moving in seemingly every month. Another goal of my leadership is to continue to build the sense of community our neighborhood already enjoys. Picnics, group events, car stickers and t-shirts, all are ways that we can get to know our neighbors better and showcase Merry Oaks to the rest of the city (and beyond)! We’ve set up a discussion group via Google (<http://groups.google.com/group/merry-oaks>) for neighbors to talk about issues that affect them and ask questions of each other and the MONA leadership. In addition, I hope to bring many more residents into the decision-making and action-taking processes of our neighborhood, so that the energy and passion of more neighbors can be applied to the issues and projects that we all care about. To meet this goal and to bring our organization up-to-date, our bylaws are being rewritten and we hope to unveil a draft for member comment soon.

Nancy and Cate have done great jobs as past leaders of MONA; I have big shoes to fill. I look forward to making Merry Oaks an even better place to call home.

**Tom Poston**



Deirdra V. Spivey  
Financial Service Manager  
Eastway Drive Office

3050 Eastway Drive  
Charlotte, NC 28205  
704/338-4370  
Fax 704/568-3950  
[deirdra.spivey@firstcitizens.com](mailto:deirdra.spivey@firstcitizens.com)



AUSTIN SEAGRAVE REALTY

704-840-6562  
Austin Seagrave

1909 Arnold Drive  
Charlotte, NC 28205

Fax: 866-876-1155  
[Austin@AustinSeagrave.com](mailto:Austin@AustinSeagrave.com)  
[AustinSeagrave.com](http://AustinSeagrave.com)

# Neighborhood News & Updates

## Merry Oaks Campus Park

This has been in the works for about 8 years, over many delays. The joint use agreement has finally been approved between Park and Recreation Department and CMS. As soon as CMS approves the design, Park and Rec will put it out for bid. Construction can begin right away with no need to wait until school is not in session. Phase I includes: A landscaped pedestrian path from Merry Oaks Road, a circular trail network, a perennial flower bed, benches and a gazebo.

*Update from Park and Rec*

## UPDATES: Central Ave. Properties

### Plummer Property under contract

Charlotte-based Citiline Development has a contract to purchase the 4-acre Plummer property at the corner of Briar Creek Road and Central Avenue, with a projected December closing date. Citiline's Tim Crawford said they intend to develop it dominantly or completely residential. The current zoning supports multi-family residential and allows no commercial development on the site. He also said that he is in contact with Tuscan Development's Rip Farris, who plans to develop the 8-acre former Renfrow property across Central Avenue, and that they intend to work together for a unified development plan for the two sites.

According to Citiline's web site [www.citilineresortline.com](http://www.citilineresortline.com), the company's philosophy is to respect existing community fabric and to seek project specialization as opposed to mass-production. The Plummer property was the site of a controversial rezoning petition last year. Then petition was withdrawn and the purchase fell through after neighbors protested the "mass-production" site plan for an Aldi Grocery and subsequent phased-in development.

Citiline specializes in urban-style, pedestrian scale and transit-oriented developments. Charlotte projects to date include an office/showroom project *Citiscap* in South End, a luxury residential project *Louisberg Square* near Southpark, a midrise live/work space *First Row* and an adaptive reuse mixed use project *Warehouse 3*, both in Third Ward.

### Central Briar Creek being designed Former Renfrow Property

As reported in May, the 8-acre former Renfrow property has been purchased by Tuscan Properties for residential development. (It's the big brick house facing Briar Creek Road on Central and a smaller ranch house behind it.) Tuscan's Rip Farris introduced himself and met with neighbors at our last meeting. The working project name is **Central Briar Creek**.

The current zoning would allow up to 190 multi-family units. A seldom-to-never used provision in the zoning code allows some retail under the current zoning of the property, but it is very restrictive. For example, the retail cannot have separate entrances from the residential component, and it cannot exceed 10,000 square feet. Tuscan is exploring ways to use this provision for an innovative residential project with some supportive retail.

The two existing homes on the property will be demolished. Surveying and wetlands determination are in progress. In response to neighborhood concerns about maintenance of the median and public sidewalk, Tuscan will work on getting that cared for better than has been the case this summer. As soon as the design moves forward, there will be a web log to provide opportunity for neighbors and the development team to communicate.

Continued on page 4

### ASSESSMENT DYNAMICS

**Aurelia Alleyne, AAS**  
Servicios Latinos

5107-B Monroe Road Phone: 704-537-9740  
Charlotte, NC 28205 Fax: 704-569-8424  
[aalleyne@assessmentdynamics.com](mailto:aalleyne@assessmentdynamics.com)  
[www.assessmentdynamics.com](http://www.assessmentdynamics.com)



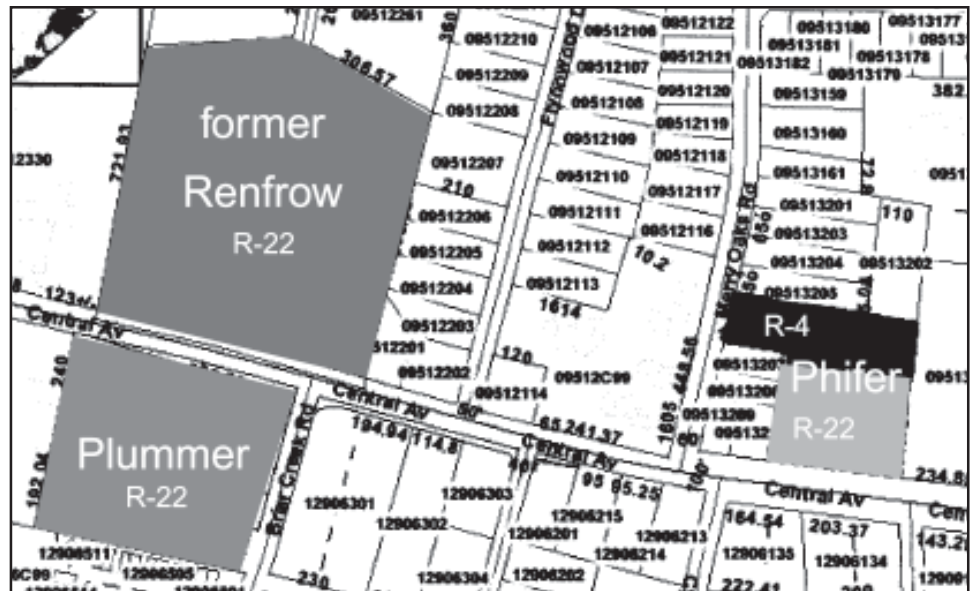
**CHRISTOPHER MOSES, ICADC, CSAC**  
PROGRAM DIRECTOR

DWI / SA / DV  
Assessments & Treatment

4938 CENTRAL AVE., SUITE #3  
CHARLOTTE, NC 28205  
[WWW.COUNSELINGINSIGHTS.ORG](http://WWW.COUNSELINGINSIGHTS.ORG)

PHONE: 704-568-1122  
FAX: 704-568-5357  
Cell: 704-661-5852  
[CMOSES@COUNSELINGINSIGHTS.ORG](mailto:CMOSES@COUNSELINGINSIGHTS.ORG)

*Map of Central Avenue properties*



Continued from page 3

The architect will be Beacham Bunce + Manley from Charlotte. ColeJenest & Stone will be involved in site design. Tuscan's Allison Merrimon is Project Manager. We are hoping for some preliminary designs at our next meeting, in January.

recognize the positive energy moving out Central from Plaza Central and Morningside, and will wait for the right development opportunity and a good price tag. Interested parties can contact Mr. Wynne at [doug.wynne@mecabrokerage.com](mailto:doug.wynne@mecabrokerage.com) or 704-971-6537

### **Phifer Property on the market**

This approximately 2.5 acre property has two zoning categories. The single family house on Merry Oaks Road and a vacant parcel behind it (about one acre total) are zoned R-4 single family. The brick house on Central and its land (about 1.5 acres) are zoned R-22, multi-family.

Doug Wynne of Caldwell Banker Commercial is representing the Phifer family to sell the property. They did consider asking the City to rezone the single family portion to provide for an apartment complex entrance off Merry Oaks Road. However, the rapid appreciation of single family home values in Merry Oaks, and the certainty that neighbors would oppose such a rezoning helped them realize that the house is more valuable as single family property. Mr. Wynne says that they

### **Public Art Project On Central Avenue**

The Charlotte Public Art Commission has approved an art installation for the bridge over Briar Creek at Central Avenue. The City chose the artist, Jim Gallucci of Greensboro. In mid-August, Mr. Gallucci showed a preliminary design to several neighbors from Merry Oaks, Commonwealth Park, Plaza Midwood and Commonwealth-Morningside, and then he incorporated their comments into the final design.

The installation will be a galvanized steel and green screen depicting river grasses, and will run the length of the bridge on both sides along the handrail. There will be places where people can stand and look down at the creek. Installation should be during March of 2007.

continued on page 10

*Public Art Project On Central Avenue*



# Neighbors' Corner

## Save Our Trees! Fight Canker Worms!

**Deadline** for discounted tree banding is **NOVEMBER 1.**

Last April, cankerworms devastated our neighborhood's trees. They eat all the leaves and it stresses the trees to the point where another year of this could kill some of them. MONA has arranged for our residents to get discounted tree banding from Clark's Tree Service. This must be done in mid-November.

**Sign up by contacting Ayesha at 704-535-7923 or [ayeshao@hotmail.com](mailto:ayeshao@hotmail.com)**

Clark's will look at your property, tell you which trees need to be banded and tell you what they will charge.

Reports so far have been very good – Clark's has actually saved some people money by telling them trees that don't need banding. Clark's may also get the City contract to band our large street trees.

## Be In The Merry Oaks Google Conversation

The old MONA UPDATES will no longer occur. Instead, Merry Oaks is using a Google Group, which



allows us all to send everyone else messages. This is a very effective way to keep in touch with your neighbors and keep abreast of what is happening in the neighborhood. You can set your own preference to get E-mails as they are sent, to get a daily digest or to get them all at once by going to the site. The default is for you to get daily E-mails. If you have NOT been getting messages from [groups.google.com/merry-oaks](http://groups.google.com/merry-oaks), please add yourself to the google group by going to:

<http://groups.google.com/group/merry-oaks>

## Acorns

by Nancy Krewson

### Register to Vote Before Oct. 14

Pick up a form at any Charlotte-Mecklenburg Public Library or at the Board of Elections office (741 Kenilworth Ave. Suite 202; near Midtown Square Shopping Center). Complete and sign the form, mail it in and a voter card gets mailed back to you. The web site is <http://www.meckboe.org>. The deadline for registering is Friday, October 13, 2006.

## Your Own Web Page

It is easy! From [www.neighborhoodlink.com/charlotte/merryoaks](http://www.neighborhoodlink.com/charlotte/merryoaks) click on "Know Your Neighbors" to see how to set up a page including a photo of your choice. Also on our web site are quick links to other neighborhood associations, local government, etc. Much faster than looking them up in the phone book.

**THOMAS C. MCCALL**  
REGISTERED PHARMACIST

2516 CENTRAL AVE  
704-344-6494  
704-344-6469

*Personal service at  
your neighborhood  
pharmacy.*

*Visit our new,  
improved  
location!*

**The Medicine  
Shoppe®**  
PHARMACY

*Caring beyond prescriptions.*

**Fifteen Ten**  
uncommon home antiques

1510 Central Avenue  
Charlotte, NC 28205  
704.342.9005

Hours: Mon., Tues., Fri., Sat.: 10-6; Sun.: 1-5  
website: [www.1510-antiques.com](http://www.1510-antiques.com)  
email: [info@1510-antiques.com](mailto:info@1510-antiques.com)

# Area News

## Briar Creek Greenway

The trail will be realigned on the Masonic side to meet up with the City trail to Logie Avenue. Masonic is being abandoned at the end where the Country Club will install a secure barrier. As soon as this is complete, landscaping will be installed at the two entrances, Masonic and Arnold Drive. The black silt fence has to remain for one year post-construction, so the one on the Arnold side will be removed soon.

The schedule for trail mowing is 24 times per year, six feet on either side of the trail. The rest of the property will be bush hogged in the fall to discourage invasives. About half the Masonic side will be mowed regularly, the rest will be bush hogged at intervals.

The big bare spot visible from Arnold Drive could be landscaped or planted by neighbors with approval from Park and Rec. One suggestion is for people to donate trees or shrubs from their own yards, such as volunteer magnolias.

The neighborhood needs to come up with an idea for a centerpiece for the circle and apply for grants to do it. Whatever it is has to lie flat so an emergency truck can pass over it. Neighbor Dan Lasher suggested a sundial or other celestial item.

Greenway Planner Julie Clark will attend the general meeting to discuss these things.

*Update from Park and Recreation Department*

## Kroc Center May Land Near Us

The McDonald's heiress philanthropist Joan Kroc has made a grant of \$70 million to Charlotte for a Kroc Center, which could include all or most of the following elements: 100,000 to 145,000 square foot building with gymnasium, Boys and Girls Club, daycare, chapel, community meeting space, job training area, climbing center, indoor soccer, music/dance rehearsal space, culinary training, skatepark, outdoor playground and athletic fields, 50 meter swimming pool, leisure pool and splash park. The money must be matched by \$35 million local funds, to be raised by the Salvation Army. The Kroc Foundation would also provide ongoing yearly operating funds of \$7 million in addition to membership fees for those who can afford to pay.

The Kroc grant specifies that the Center must be built in a diverse neighborhood where low-income people can take advantage of it. Since it requires some City infrastructure, the City has a lot of say in where it locates, and earlier this month the City rejected a site near the old Piedmont Courts Apartments in Belmont. Now, the lead location appears to be on East Independence Boulevard between Commonwealth Avenue and Independence, behind WTVI. Some Charlotte East leaders have advocated for this location so that it can bring renewal and economic development to Independence Boulevard, and because it will be accessible, eventually, via mass transit.

## Acorns

*by Nancy Krewson*

### Where do I report a junk car/trash on a property?

If the property in question is inside the City limits of Charlotte, call the City of Charlotte Community Improvement Department at 704-336-2573 .

## Eastland's new transit center

Eastland Mall's new transit Center will have a grand opening October 28 from 10 until 2. Ribbon cutting with honored guests is at 10, with informational booths throughout the day. There will be free bus rides on the Windsor Park, Idlewild and Pence Road feeder routes to the Mall all day.

## Dwellings Realty

Lexie Longstreet Realtor®

704-560-4604

I'm **SOLD** on Merry Oaks!

Please call if I can help you find or sell a home.

# Merry Oaks Real Estate Update

Okay. Many of you are probably saying, “What the heck’s going on with the property values in our neighborhood!!!” Well, they’re going up and fast! If some of the properties that are available now sell for their asking price, Merry Oaks will be selling for as much as \$170 per square foot. But for now, \$144 per square foot is the highest anything has sold for in the last six months. Here are all of the MLS listed properties that have sold since March (in no particular order): (List updated 9/26/06).

1807 Ferguson Ct.	\$145,000
3308 Draper	\$156,500
2510 Arnold	\$165,000
2008 Arnold	\$166,000
1907 Graybark	\$172,000
1619 Flynnwood	\$224,000
3418 Covington Oaks	\$137,000
1809 Pickens Ct.	\$142,000
2321 Arnold	\$157,450
3316 Draper	\$105,000
1649 Arnold	\$97,000
3400 Draper	\$120,000

You may also noticed that there are several houses in a row on Arnold Drive that are being renovated or added on to. One is nearly doubling its square footage, another has been completely gutted, another has added decorative features. These houses are either being fixed up by their owners to live in or to sell, most likely at a good profit. It seems like there are more houses being fixed up in our neighborhood, especially on Arnold Drive, than ever before, or at least since the 1960’s when lots of the original owners of the 1950’s-era houses were adding on as their families grew. Merry Oaks’ close-in location makes the land valuable, and soon there will be tear-downs of houses that need too much work to be viable as fixer-uppers. This bodes well for real estate values in Merry Oaks.

If you want more details on these properties, feel free to give me a call.

*Austin Seagrave, Realtor*  
1909 Arnold Drive  
704-532-5890



**St. Andrew's Episcopal Church**  
3601 Central Avenue  
Charlotte, NC 28205  
704-537-0370

## **Sunday Worship:**

**8:00 AM** No music, short encouraging guilt-free sermon and Holy Communion

**9:15 AM Adult Ed:** Book study and lively discussion. Not consensus oriented.

**10:30 AM:** Music, another incredibly dynamic guilt-free sermon followed by Holy Communion.

**Visitors/Seekers Classes:** Help folks on their journey. Not to get you into the Church. We have Membership Classes for folks joining the Church.

**Youth Group:** Ages 11 and older meets 5-7 PM Sunday

To witness compassion is to see God. To be compassionate is to be a child of God: *The Rev. Will Hinson*

Office Hours: Tues., Wed., Thurs., from 9:00-5:00

E-mail: [standrew@perigee.net](mailto:standrew@perigee.net)

Web-site under construction



**SHERIDAN  
MECHANICAL  
CONTRACTING**

We service and replace all types of electrical and mechanical systems including:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Heating     | <input checked="" type="checkbox"/> Air Conditioning        |
| <input checked="" type="checkbox"/> Boilers     | <input checked="" type="checkbox"/> Pool Heaters            |
| <input checked="" type="checkbox"/> Gas Logs    | <input checked="" type="checkbox"/> DSL/Network Cabling     |
| <input checked="" type="checkbox"/> Gas Lights  | <input checked="" type="checkbox"/> New Electrical Fixtures |
| <input checked="" type="checkbox"/> Cable Lines | <input checked="" type="checkbox"/> Old Electrical Upgrades |

Free Estimates

All this, and we're just around the corner.

**704-641-4173**

10% off any quote or service if you mention this ad\*.

Fax #704-536-8176

Douglas Sheridan, Owner/Operator

NC Electrical License #25015

NC Mechanical License H1, H2 and H3 # 20332

# Two Community Building Efforts

## Intentional Community Across Ethnic And Racial Lines

Under the leadership of new MONA Board member Marcus Williams, the Merry Oaks Neighborhood Board may partner with the local office of the National Conference for Community and Justice on a project to bring people of different ethnic backgrounds together for conversations, problem-solving and community building.

With its close-in location, range of housing and proximity to international businesses, Merry Oaks can:

- Be a model for a strong, diverse neighborhood that works, OR
- Divide along racial/ethnic lines as we gentrify
- Take some other path.....?

Would you like to be part of an intentional effort toward the first option? If enough neighbors show interest, this process can be accelerated.

**Contact Marcus Williams at:**

mwilliams20@carolina.rr.com or 704-362-3386 (home)



## Legal Aid As A Right For All

At least 80% of low-income Americans who need legal assistance do not receive any, in part because legal aid offices are so stretched that they routinely turn away qualified clients. In North Carolina the Legal Services Corporation has only one attorney for every 18,000 eligible clients.

In addition, the State is supposed to provide legal representation for indigents in certain civil cases, but it does not.

However, there is hope. In a recent resolution, the American Bar Association urges governments to provide legal counsel at public expense to low-income and indigent persons in civil cases where basic human needs are at stake, such as shelter, safety, health, or child custody.

The Citizens Council for Equal Opportunity (CCEO), a statewide group, has proposed a N.C. constitutional amendment to assure that people living in poverty have a right to legal representation in certain civil matters.

The CCEO will also assist low-income persons and indigents to obtain free or low-cost legal representation in certain civil matters.

The CCEO is committed to equal opportunity for all people, and would like to build a partnership with the Merry Oaks Neighborhood Association to the extent that the two groups have the common goal of building a better community.

If this interests you, please contact us.

**Howard J. McClure, Jr** (Merry Oaks Resident)  
Co-President, Citizens Council for Equal Opportunity  
E-mail: hjmclure2@msn.com  
Phone: 704-531-3543



*When you are finished with your newsletter please place it at restaurants, dentists offices and so on to help spread the word about Merry Oaks!*

### Central Care Clinic



**Nang Thomas Ta, MD**  
Internal Medicine - Minor Surgery  
3007 Central Avenue  
704-567-8218

Appointment or Walk in M - F - Sat. 9 am - 2 pm  
T - W - Th 9am - 6 pm



### MY KIM Jewelry

Gold - 14k, 18k, 24k, oz., bars, 9999  
Diamonds, Silver, Pearls, Jade, Gems  
REPAIR - STONE RESETTING

3007-B Central Ave.  
Phone: 704-567-1710

# MONA Day

Saturday, October 28

## **Hands-On Merry Oaks** - 9 AM until noonish

### **Greenway Invasive Species Removal**

Meet at the Briar Creek Greenway circle benches on the Masonic side. You can park on Masonic or walk over the bridge from Arnold Drive. Wear long sleeves, long pants, gloves and protective shoes. County staff will provide loppers, saw and weed wrenches, and they will guide us in removing invasive and unwanted vegetation from the greenway area. Sign up ahead if you can. Neighborhood contact is Heather Crutchfield [hcrutches@yahoo.com](mailto:hcrutches@yahoo.com). E-mail her if you are interested!

## **MONA Annual Bonfire, cookout and potluck dinner**

6 PM until

Cate Martin's back yard, 2301 Arnold Drive (between Farmington and Farmington). Bring a potluck dish to share. MONA or MONA Board members will provide plates and utensils, burgers, hot dogs, buns, soft drinks and water. *BYO*

## **Merry Oaks Neighborhood Association Financial Statement**

through June 3, 2006

### **Income**

Newsletter Advertising	6,697.50
1999 Membership dues	445.00
2000 Membership dues	275.00
2001 Membership dues	240.00
2002 Membership dues	245.00
2003 Membership dues	175.00
2004 Membership Dues	300.00
2005 Membership Dues	464.00
2006 Membership Dues	332.00

### **Contributions Income**

Restricted	515.00
Unrestricted	1,120.00

**Total Income** 10,808.50

### **Expenses**

Office supplies	409.21
Postage and Delivery	287.08
Printing/reproduction	6,233.31
Supplies	297.13
Program expense	234.00
Contributions	61.45
Dues & Subscriptions	75.00
Bank Fees	70.00
Bank Service Charges	66.00
Neighborhood Improvement Proj.	842.50

**Total Expense** 8,575.68

**NET INCOME** \$2,232.82

(does not include current newsletter or expenses)

# MONA Board & Volunteers

**Tom Poston**  
President  
704-567-0020  
tom@tranquility-base.us

**Donna Howard Peters**  
Treasurer  
704-563-1422  
dhowardpeters@hotmail.com

**Nancy Krewson**  
Webmaster  
nkrewson@earthlink.net

**Ayesha Omer**  
Board member  
704-535-7923  
ayeshao@hotmail.com

**Cate Martin**  
Past President  
704-535-3501  
cate1868@yahoo.com

**Carol Herrington**  
Secretary & Newsletter Design  
704-563-0288  
robcar1823us@yahoo.com

**Nancy Pierce Shaver**  
Neighborhood Advocate  
704-535-7409  
nancypierce@carolina.rr.com

**Richard Stenhouse**  
Newsletter Printing & Circulation

**Pam Stenhouse**  
Advertising Manager  
704-535-4026  
dandp@carolina.rr.com

**Beth Brown Al Rawi**  
Board Member  
704-567-1207  
bhalrawi@aol.com

Marcus Williams and Andria Krewson have been nominated for the board and will be introduced and approved at the Oct. 19 meeting.

continued from page 4

## Community floodplain

Some houses in Merry Oaks along Arnold Drive and Harbinger Court fall into the "community floodplain," which covers a larger area currently than the federal floodplain defined by FEMA. If your house is in the "community floodplain," regulations could limit any improvements you make beyond 50 percent of the home's value. If you were making improvements, you'd be required to raise the level of certain parts of the home.

You can find more information at this website: <http://www.charmeck.org/Departments/StormWater/Contractors/Floodplain+Construction+FAQs.htm>

Those regulations are being evaluated by the Environment Committee of the City Council, whose members include Anthony Foxx, Don Lochman, Susan Burgess, Nancy Carter and Pat Mumford, according to Bill Tingle, floodplain administrator. It's unclear when the proposed regulations will go back to the full city council for approval, but it will probably be in the next two to six months.

The community floodplain elevations are expected to be reduced from those shown on existing maps along Briar Creek from the CSX railroad culvert (just above Monroe Road) up to the Charlotte Country Club property,

Tingle said. Preliminary analysis indicates the Community floodplain elevations may drop between 3 and 4 feet near Arnold Drive and Harbinger Court. The maps should be officially revised in about three months, Tingle said.

The next meeting of the City Council Environment Committee involving the Proposed Floodplain ordinance revisions is at 2 p.m. Nov. 6 in Room 280 of the Charlotte Mecklenburg Government Center.

*Andria Krewson*

## Acorns

*by Nancy Krewson*

### Merry Oaks International Academy Elementary School

Lolo Pendergrast from the school has asked us to relay a most sincere "Thank You" for the community support to the school. There are several ways you can help our local K-5 school.

**Link your Harris Teeter VIC card** to Merry Oaks Elementary. Just ask the cashier or manager, or link on-line at [HarrisTeeter.com](http://HarrisTeeter.com). The Merry Oaks School code is **1927**.

## Join the Merry Oaks Neighborhood Association

Name(s): .....  
Address: .....  
Phone: ..... E-mail address: .....  
Area of interest/concern: .....



Dues are \$10 per household per year. Make checks payable to MONA.

MAIL WITH YOUR CHECK TO:

Donna Howard-Peters  
P.O. Box 18131  
Charlotte, NC 28218-0131

Please send in your dues! We need \$\$\$ to continue our work on your behalf.