The Oak Leaf
Spring/Summer 2023
Published by the
MYERS PARK
HOMEOWNERS ASSOCIATION

Vintage Memorabilia

of Early Myers Park
History on pg. 6

Celebrate Independance Day the Myers Park Way

July 4th Parade details on pg. 13

Images from a Winter Walk through Myers Park

Enjoy more winter in bloom
through the camera lens of
editor Ferman Wardell on pg. 14

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Have an idea, suggestion, compliment or correction? Contact us at **info@mpha.com** or our Editor at **fwardell@bellsouth.net.**

mpha.com

Enjoy this issue of *The Oak Leaf*

It underscores our commitment to inform our members of important news and events. You can also keep current via www.mpha.com and by asking to join our periodic email list.

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From the Co-Editors

Spring in Myers Park is spectacular, isn't it? Every tree is leafing out. Every Dogwood, Azalea, Cherry, etc. is in full bloom. And at about the same time! Those new Fescue lawns are rising from dormancy (and needing mowing). It's just wow! (Well, there's the pollen, too.) Our Spring issue of *The Oak Leaf* is also in full bloom . . . This issue is just full of the terrific goings-on in Myers Park, and a bit of history. I hope you enjoy it.

You'll notice that the title above uses "Editors," – plural. So, let me introduce our new Co-Editor, Nick Clements, a Myers Park resident and Member of the Homeowners Association Board. Nick is assisting with this issue and will be taking over the reins for the Fall issue. Welcome, Nick!

Please join the Myers Park Homeowners Association. Visit www.myerspark.com to join online or check your membership status. Or use the membership form in these pages. Thanks.

– Ferman & Nick

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Restoring Our Tree Canopy

by Charlie Welch, MPHA President

New trees awaiting planting at Edgehill Park.

We just completed another successful private property and right of way (ROW) tree planting program this winter. Thank you to those that participated, either by purchasing a tree or making a donation to the Jack McNeary Tree Fund. We were able to plant another 50 ball and burlap oak trees on private property as well as in the City ROW. The trees are slightly larger than in the past, mostly 12+ feet tall. Most have started sprouting leaves and no longer look like giant sticks.

Most of the trees planted were oaks, but other varieties were planted where the ROW strip was not wide enough to accommodate an oak. Combined with the City and County, we have now planted nearly 500 trees in Myers Park in the past few years. For the first time in 5 years we were able to plant in the median on Queens Road West. The City halted all planting there until the water main replacement project could be finished. The project was delayed for several years, but the City kindly let us plant in the median in certain sections once their equipment was removed.

Roundtree Companies installed the private property and ROW trees and worked closely with homeowners and the MPHA. Proprietor Derrick Adams and his team were terrific to work with and they performed a lot of the City planting as well. Roundtree will water the trees for one year so you may see their trucks in the neighborhood.

Mecklenburg County Parks and Recreation Department once again planted more trees at Edgehill Park. As you know, County owned Edgehill Park has lost a lot of trees, and the County has agreed to help restore the canopy there. The County graciously agreed to install 6 trees at Edgehill Park this winter with County crews. This may have been the last winter that the County could be so accommodative, but we greatly appreciate their assistance the past few years.

The declining tree canopy is not isolated to Myers Park; it is a city-wide issue. We continue to work with City of Charlotte to encourage a significant increase in funding for maintenance, preservation and future planting. Progress is being made, but there is more work to be done.

Trees are powerhouses for cleaning the air, providing shade, reducing energy costs, cooling our environment, minimizing soil erosion, etc. not to mention making the neighborhood beautiful. Imagine the impact restoring our tree canopy can have cleaning the air we breathe. The Arborist Department is doing an admirable job, but it is significantly underfunded. Not only does it not have enough funding for new trees, but it isn't able to maintain existing trees. Proper maintenance is important as it can extend the lives of trees and minimize tree loss during storms.

If you have tree maintenance concerns, it is important to report the issue to City of Charlotte Landscape Management at 704-336-4262. They can't monitor every tree in the City and depend on your observations as well. It is important to get those issues logged.

The loss of our tree canopy is a top issue among residents and we are continuing to think of ways that we can make a difference. John Nolen envisioned this wonderful cathedral of trees a century ago, and we are determined to continue his legacy.

President's Message

By Charlie Welch, MPHA President

Myers Park friends and neighbors,

I hope you and your family are doing well. Trees have fully leafed out, and the neighborhood is full of robust blooms. Our cherry trees and viburnums have blossomed, and azaleas, hydrangeas, roses and many others are taking their turns illuminating the neighborhood. Landscape wise, it is the prettiest time of the year for us. (Also, see the article on Myers Park's winter blooms.)

I am currently serving as President of the Myers Park® Homeowners Association (MPHA). I have lived in Myers Park most of my adult life and have served on the board for a number of years. I am passionate about the neighborhood and committed to doing all that I can to keep it as one of the most beautiful neighborhoods anywhere. We are a member driven organization, so if you have ideas, please share them.

Despite rising interest rates, residential real estate sales in Charlotte continue to be robust, and Myers Park has been no exception. The number of homes sold may be lower than last year, but prices remain high, due to Charlotte's strong economy and reduced inventory. We know we have a lot of new residents in Myers Park, for which we are grateful. The MPHA publishes *The Oak Leaf* twice a year, and for many this may be your first issue. If you are one of our new neighbors to Myers Park, welcome, I know that you will love living here.

One result of Charlotte's economic success is the interest in redevelopment of properties in and around Myers Park. We understand certain sites are underdeveloped and most neighbors are not opposed to redevelopment per se, but residents have a strong desire for redevelopment to be consistent with the neighborhood.

Last year, a developer proposed a new building on Providence Road that would soar up to 110 feet tall, and the building footprint would be pushed close to Providence Road. We met with the developer to share our concerns for a building of that height and proximity to high volume Providence Road, making the area even less walkable. Many residents signed letters opposing the petition, and we thank you; the rezoning petition was withdrawn. A revised petition could be filed, and we certainly don't expect redevelopment interest to cease, but a building of that height and mass would be a troubling precedent.

We were able to return to our annual Fourth of July celebration last year and will continue that tradition again this summer. It is very popular event and includes a parade, antique cars, face painting, food, etc. If you are in town, I would encourage you to bring your family for a terrific patriotic celebration. Queens University has graciously offered their front lawn on Selwyn again. There will be signs and more information on our website www.mpha.com in June.

John Nolen designed Myers Park with an innovative plan that was well ahead of its time. A key part of his vision was lining streets and medians with oak trees to create the canopy that we enjoy today. Preserving our tree canopy continues to be a high priority for residents and we are working hard on a number of fronts to restore the tree canopy for not just Myers Park but for the City as well. You will read more about our tree initiative in this issue of *The Oak Leaf*.

Lastly, many of us dreaded the long, delayed water main replacement project along Queens Road West, but the project is ahead of plan, and the general consensus is it has been less disruptive than anticipated. The City of Charlotte has done an excellent job communicating with residents and the men and women doing the heavy work have been terrific. Many residents have expressed their sincere thanks. While the orange tree protection was an eyesore to some, it was quite effective. Plus the City allowed us to replant oaks in the median of Queens Road West in certain sections after their work was completed. (See the related article in this issue.)

You will find out more about the neighborhood in this newsletter and I would invite you to visit our website www.mpha.com to learn more. We would love to have you join as a member. Membership in the MPHA is entirely voluntary, but it enables us to preserve and enhance the historical character and beauty of the neighborhood. If you are already a member, Thank You! If you would like to join, we would love to have you. We also send information via e-mail which is more efficient. We won't use your e-mail for any purpose other than neighborhood matters.

I have been fortunate enough to meet many of you and hope to meet many more. I can be reached at info@mpha.com; I would love to hear from you.

Best regards,
Charlie Welch

Fill out and mail this form with payment, **or visit www.mpha.com to join online or check your membership status.**

2023 MPHA Membership Form

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Name(s) _____

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Phone _____

E-mail Address(es) _____

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Membership Options

☐ MPHA **Member**: $75

☐ Myers Park **Guardian**: $150

☐ Myers Park **Defender**: $300

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Please consider an additional donation to help preserve our magnificent tree canopy

☐ Tree Fund Donation: $25

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Total Amount Enclosed: _____

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Queens Road West Water Main Project

by Nick Clements, MPHA Board and Co-Editor, The Oak Leaf

Right: Project manager Matthew Bedford

During the Summer of 2022, Queens Road West transformed into a construction site. Charlotte Water initiated a major project to replace water pipes that dated from the 1940s. Although many residents worried about the noise, risk to the tree canopy and potential interruption of water service—the project has been remarkably smooth. All work should be complete by the end of May: on time and within the estimated budget of $3.5 million. The Oak Leaf sat down with Matthew Bedford, the Project Manager from Charlotte Water, to get an update. Below is a summary of the conversation.

Why did Charlotte Water initiate the project?

The old water pipes were cast iron from 1947. These pipes had become very brittle and likely to break. Over the ten-year period from 2012 until 2021, there were 40 water main breaks. Residents have often walked outside to see Queens Road West transformed into a flowing river: that happened an average of four times per year.

How did Charlotte Water protect the trees during the project?

Charlotte Water partnered with the city arborist to ensure the legacy trees would be protected. Well in advance of the project, tree replanting was paused along Queens Road West so that the crews would have places to work without disturbing the mature trees.

The arborist installed orange dividers to ensure construction workers did not come too close to the trees while working. The new water main was located away from the trees – to protect the roots and avoid disruption. And the arborist was regularly onsite meeting with the crew and ensuring our canopy was protected. No trees were harmed or removed during the project.

Where are we in the project?

The last major piece of the water main was installed in March, up to Selwyn Road. By mid-April, the majority of the digging will be complete. Charlotte Water will then need to clean, chlorinate, and activate the new main. The project is expected to finish in May, when water will start running through the pipes.

How many people worked on the project?

Propst Construction worked on the project with Charlotte Water. The entire team was approximately 20 people, and 5-6 people were on site at any moment in time.

Any surprises or problems?

Matthew has been working at Charlotte Water for more than ten years, and this has been a very smooth project. No major surprises or incidents. The most frequent hiccup: the team would run into gas lines that were not properly marked. But there were never any serious incidents.

Will Queens Road West be repaved once this is complete?

Good news: the Charlotte Department of Transportation has scheduled Queens Road West for this paving season. Although the exact date has not been locked down, the street will be repaved by autumn of 2023.

Will tree replanting begin along Queens Road West?

It already has! This season, trees were planted where the construction project had been completed. Next season, the remaining open spots will be eligible for replanting.

Although inconvenient, this was an important project for Myers Park. With the new water main, we should no longer have to experience 4 breaks/floods a year. And now that the project is finishing on time and on budget, we can repave the street and finish replanting trees. A big thank you to Charlotte Water and the City Arborist for making this as painless as possible while protecting our canopy.

A Bit of Neighborhood History:

Myers Park Lots for Sale – in 1921

Were You Around?

Enjoy these vintage images from a 1920s brochure, promoting the fledgling development of Myers Park. Though times have certainly changed since then, there's no arguing it sure was a solid investment!

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Please let me know if I can ever help you or someone you know with a real estate need - I would be so grateful for the opportunity!

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Official Boundaries of Myers Park

Ever wonder just where Myers Park's boundaries are? Have you squinted at various maps and still come away wondering? Well, the Myers Park Homeowners Association Board has come to the rescue! We've researched to produce the following list of streets and street numbers for the official boundary. We hope it's useful to you.

Street Name	Address Range
Arcadia Avenue	ALL
Ardsley Road	ALL
Beverly Drive	ALL
Brandon Road	ALL
Briarcliff Place	ALL
Brunswick Avenue	ALL
Bromley Road	ALL
Bucknell Avenue	ALL
Chilton Place	ALL
Colony Road	2129-2250
Coniston Place	ALL
Croydon Road	ALL
Dartmouth Place	ALL
Dickinson Place	ALL
East Morehead Street	1501-1628
Edgehill Road North	ALL
Edgehill Road South	ALL
Glendale Road	ALL
Granville Road	ALL
Greenbriar Road	ALL
Hampton Avenue	ALL
Hanson Drive	ALL
Harvard Place	ALL
Hastings Drive	ALL
Henley Place	ALL
Hermitage Court	ALL
Hermitage Road	ALL
Hertford Road	ALL
Hopedale Avenue	ALL
Irby Drive	ALL
Jameston Drive	ALL
Lorene Avenue	ALL
Lynnwood Drive	ALL
Malvern Road	ALL

Street Name	Address Range
Maryland Avenue	ALL
Moravian Lane	ALL
Myers Park Drive	ALL
Nolen Park Lane	ALL
Normandy Road	ALL
Norton Road	ALL
Oxford Place	ALL
Pembroke Avenue	ALL
Pender Place	ALL
Picardy Place	ALL
Portland Avenue	ALL
Princeton Avenue	1746-2146
Providence Road	Even #s, 200-1652
Queens Road	401-1943
Queens Road East	ALL
Queens Road West	ALL
Radcliffe Avenue	ALL
Rensford Avenue	ALL
Ridgewood Avenue	ALL
Rolston Drive	ALL
Roswell Avenue	ALL
Selwyn Avenue	1900-2823
Sharon Road	2001-2328
Sherwood Avenue	ALL
South Colonial Avenue	222-242
South Kings Drive	925-1367
Stanford Place	ALL
Sterling Road	ALL
Wareham Court	ALL
Wellesley Avenue	ALL
Westfield Road	2300-2925
Westminster Place	ALL
Winding Wood Lane	ALL

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Myers Park Sales from 2022-2023

2300 Roswell Avenue, Unit 1 - Listing Agent
1917 Beverly Drive - Listing Agent
2142 Norton Road - Listing Agent
2328 Sharon Road - Listing Agent
1546 Providence Road - Represented Buyer

Please reach out if you are considering a move!

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MPHA 2022 Preservation Awards

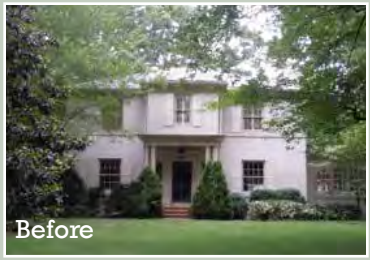
By Suzanne Ross, MPHA Board

MPHA has the pleasure of presenting the annual **Connie Brown Preservation Awards** for 2022. These awards were made at the MPHA November 2022 Annual Meeting, and we're proud to present them here in *The Oak Leaf.*

Wide streets, parks and broad front yards define much of Myers Park, and this award recognizes outstanding renovations or additions to existing homes that exemplify the character and scale of our neighborhoods.

The past few years have been eventful for us all, and MPHA passed on selecting a home for the award in 2021. To make up for lost time, two awards were presented in 2022!

2122 Roswell Avenue



Stewart and Anna McQueen live at 2122 Roswell Avenue. This house was constructed in 1928 with hollow clay tile and stucco. With the assistance of architect Allen Brooks and the Salins Group as general contractor, they preserved the original house and added a side and rear addition. They reused many of the fundamentals - the roof, the windows, the doors. They also added a garage (away from the original house) in order to preserve a gigantic specimen oak tree in the rear yard.

2174 Colony Road

Here is the 1930s home that Tyler and Brittany White purchased. Design plans for the renovation focused on returning the home to the original look and feel but serving their growing family well into the future. They, too, made every effort to reuse materials from the original structure. Today, they have a lovely 4 bed, 3.5 bath home with no modifications to the original footprint. Hats off to architect Jennifer Benson and contractor White Spot Construction.

We are always looking for examples like the ones featured here. You may nominate your house or a neighbor's house to realize this recognition!

Please go to www.mpha.com/community/awards/ to nominate a home.

Progress with City Leaders to Encourage Safety on Queens Road West

by Kendra May, Debbie O'Brien, Becky Williford

It has been over sixteen months since our original article appeared in *The Oak Leaf* about safety concerns on Queens Road West due to speeding. We have made a bit of progress (albeit S-L-O-W-L-Y):

- Angie Ivey, CDOT Public Service Field Investigator (angela.ivey@charlottenc.gov) oversaw the installation of new 30 MPH signs along QRW.
- Angela Berry, P.E., Traffic Safety & Vision Zero Program Manager of the City of Charlotte Department of Transportation (angela.berry@charlottenc.gov) recently reported that a crosswalk at Wellesley Avenue is in the queue pending her project timeline which includes other city-wide projects.
- Captain Michael Anderson (michael.anderson@cmpd.org) from CMPD has installed a speed radar trailer to remind drivers of their speed and has occasionally sent officers to enforce the speed limit and ticket offenders. However, CMPD's Officer Roy Bunting who was our area enforcement officer for years is retiring and there are currently no plans for a replacement.

Needless to say, as any resident of Queens Road West will agree, speeding and accidents are still an everyday occurrence. We will continue to communicate with city leaders and encourage all residents of Myers Park to do so as well. Together, we can affect change and increase safety in our neighborhood. Thank you. We mean it!

Top: A new speed limit signs along Queens Road West.

Middle: The intersection at Wellesley where a crosswalk is in the works.

Bottom: A speed radar trailer helps keep drivers in check.

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2023 Myers Park Fourth of July Parade

by Jen Walker, MPHA Board

Although still months away, we are gearing up and turning our wheels for our annual MPHA Fourth of July Parade and festive celebration. We are so excited for another fun and fabulous year to celebrate our country's Declaration of Independence.

Our 6th annual parade will begin on the magnificent front lawn of Queens University. We have had a terrific collaboration with Queens for the past five years. The venue could not be more right in the heart of Myers Park with their sprawling lawn and providing a shade canopy of Willow Oaks.

The celebration has continued to grow every year, making it fun for us to expand our venue. Everyone, young and old, can delight in traditional face painting, balloon art and of course glitter tattoos. We even have you covered in case you work up a big appetite in the parade's procession. We welcome back our vendors:

- **Sweet Lew's**, bringing us some good ole southern barbecue.
- **All American What's Up Dog**, serving up a traditional 4th of July hotdog.
- **King of Pops** to help cool us down with delicious treats.

We will enjoy, as we have each year, live music from Charlotte's very own recording artist, singer-songwriter David Britt.

Come dressed in your best Independence Day attire and visit our trinket table to pick up a little bling for yourself, your mode of transportation or even your pup.

We look forward to Fire Engine #6 leading our parade which will be followed by our Grand Marshal (It's a surprise) escorted by Ferman Wardell in his vintage convertible.

Dust off your own classic car, minivan, sedan, truck or even your golf cart to join the parade. Of course, the most important part of the parade will be our dedicated participants on foot, scooters, bikes, wagons and let's not forget our happy four legged friends!

Time: 10:00am-12:00pm-ish (Procession to start at 10:30am)

Parade route: Queens University to Selwyn Avenue, right on Queens Road West, right on Radcliffe and back to Queens University.

We look forward to celebrating with all of you. Spread the word and bring friends. Be on the lookout for our MPHA red, white and blue celebration signs closer to the date.

Some photos from the 2022 parade.

This stunning new construction by Whittington Builders was designed by Greg Perry and features natural light throughout, a gracious foyer, dining room, living room with fireplace, and a kitchen with SubZero, Wolf and Asko appliances, quartz counters, that opens to the breakfast area and great room. Upper level primary suite, 3 bedrooms each with a full bath, and 3rd floor with 5th bedroom, full bath, Bonus Room, and flex room/conditioned storage. Covered Bluestone terrace with fireplace overlooks the large backyard.

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The Bloomin' Winter Colors of Myers Park!

by Ferman Wardell, MPHA Board and Co-Editor, The Oak Leaf

Myers Park. Winter. February. Sunny. Cold. Walking. Photographing.

No matter the season, no matter the weather, I'm out walking in my favorite neighborhood! Well, maybe not in the rain! Anyway, I've always noticed how Myers Park seems to always have something blooming. So, enough with the words and plant names, let's get to the winter blooms.

And the Perennial Bloomin' Onion, LOL!

2023 24 Hours of Booty: Coming July 28-29

by Katherine Murphy, Executive Director, 24 Foundation

About 24 Foundation

Every day we are inspired by those facing cancer, and that's never more evident than at 24 Foundation's signature event, 24 Hours of Booty. 24 Hours of Booty is more than just a cycling and walking event. It is a celebration of hope, healing, and coming together in the face of adversity. Since 2002, thousands of participants have spent the last weekend in July together sharing stories, making lifelong connections, and inspiring all of us to continue fighting for those affected by cancer. Over the past 22 years, more than 10,000 children and adults facing a cancer diagnosis benefited from your commitment to 24 Hours of Booty. We've raised more than $26 million. As we look at the road ahead of us, we know that together, we are unstoppable.

Show up for those with cancer

24 Hours of Booty isn't a race or an endurance event. Riders and Walkers can set their own mileage goals and get on and off the police-secured course as much as they would like throughout the 24 hours. Set up a tent in Bootyville to relax in between your trips around the beautiful Myers Park Booty Loop and enjoy catered meals, snacks, and drinks in our food tent, including a midnight pizza party. We are one team with one goal, and that is to have an immediate impact on the lives of those affected by cancer. Over the past 22 years, your passion for the cancer community has raised more than 26 million dollars for patient navigation and wellness programs provided through Levine Cancer Institute, Levine Children's Hospital, and our other Beneficiaries. These programs include integrative oncology, acupuncture, healing touch, massage therapy, nurse navigators, and much more.

Myers Park neighbors are encouraged to host house parties on Friday night and Saturday afternoon, with the best party awarded the coveted Spirit of Booty award! We also welcome neighbors to join us for Friday night dinner or breakfast/lunch

on Saturday, courtesy of 24 Foundation. We also have a free kids zone with tons of games and face painting for the kiddos. Just stop by the registration table located in our expo area off Wellesley and QRW. Questions? Feel free to email Katherine Murphy at Katherine@24Foundation.org.

Alan Parker

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Prior to moving to Charlotte, I spent a decade in Napa Valley investing in, developing, designing, and selling luxury properties.

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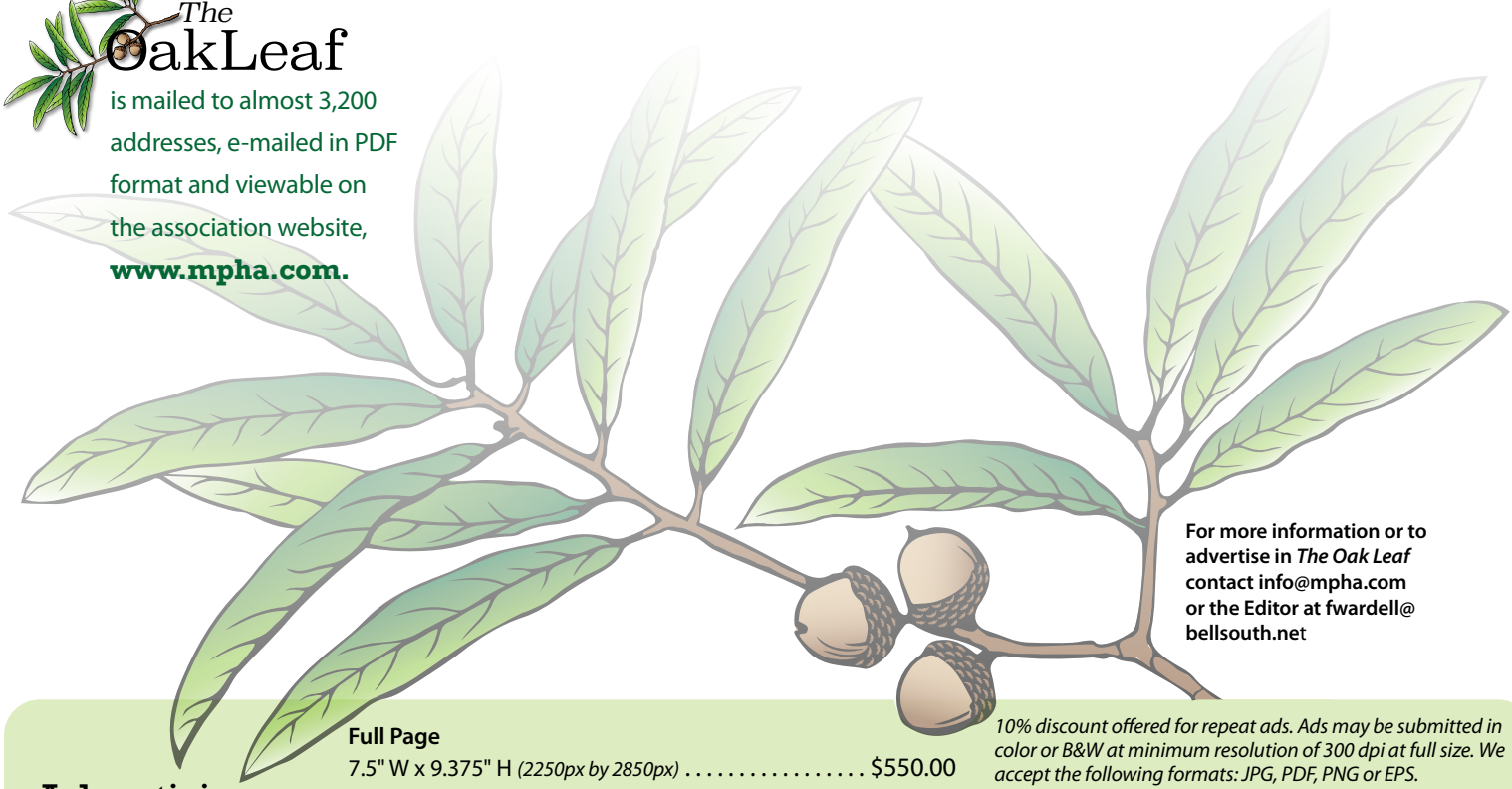

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