



**Woodland
Park
Improvement
Association**

homestead

Officers

President	Karen Breen-Bondie .	657 W. Drayton . .	399-2607
Vice President	Carol Frederick	640 W. Woodland	547-9389
2 nd Vice President	Lisa Canada	466 W. Woodland	543-5843
Secretary	Ellen Hill	300 W. Drayton . .	545-6574
Treasurer	Eric Shapiro	429 W. Drayton . .	398-7886

Block Directors

Upper Oakridge 414-671	Katrina Collins	550 W. Oakridge . .	547-0609
Lower Oakridge 225-391	Mary Ann Page	341 W. Oakridge . .	541-9014
Upper Drayton 416-671	George Tarvis	467 W. Drayton . .	547-5722
Lower Drayton 215-413	Darcey McLaughlin . .	241 W. Drayton . .	542-4682
Upper Woodland 415-671	Bill & Carol Frederick	640 W. Woodland	547-9389
Lower Woodland 151-393	Phil & Carol Kauffman	225 W. Woodland	545-3354
Upper Maplehurst 415-667	Ken Kamerschen . . .	578 W. Maplehurst	544-7481
Lower Maplehurst 156-391	VACANT		
Lower Lewiston 156-490	Dale Gaden	430 W. Lewiston . .	541-1889

Please note that Livernois is the dividing point of upper and lower addresses



Welcome New Residents!

Our neighborhood block association has the distinction of being one of the oldest in the state.

Formed in 1924 to protect the integrity of the neighborhood against condemnation and re-zoning problems which arose from the widening of Woodward, we have maintained an active and independent relationship with City government, while at the same time striving to work with it for the common good of both the City and neighborhood.

However, the success of this organization is dependant upon your involvement. Won't you join us in preserving the neighborhood we love?

Thermo-Fire Parking Lot

Earlier this year, the Association was approached by Kevin Knight, co-owner of Thermo-Fire, a business located between W. Maplehurst and W. Lewiston at 23245 Woodward. Mr. Knight expressed interest in developing a non-conforming piece of residential property he owns (i.e., a piece of land too small to build a home upon) into a 20 space parking lot.

The land in question is directly behind Thermo-Fire and just east of 159 W. Maplehurst.

The Association officers and block directors met and discussed Mr. Knight's plan in August. We determined that the residents with adjoining property to this proposed parking lot, officers and block directors should meet with Mr. Knight to discuss his proposal.

An informal gathering was held on September 16th at Thermo-Fire whereat Mr. Knight showed us what he envisioned the property would look like with landscaping, paving and a surrounding wall. We made no agreements, only discussed concerns and posed questions.

There is a legal history in reference to this property dating back to 1959,

Next Meeting: October 21st

Join us on Wednesday, October 21st at 7:00 p.m. at Roosevelt Elementary's Library (2610 Pincrest). Topics of discussion will be Thermo-Fire's (23245 Woodward) desire to place a parking lot behind their building; and resolution of Wetmore agreement. Read this issue for further detail.

Use the parking lot entrance and follow the signs once inside the building. We hope to see you there!

which basically states that any present and future landowner is permanently restrained from using the property for manufacturing or other business purposes, or from using the property for parking where the parking is in conjunction with business or manufacturing operations, or considered independently would constitute a business use.

The association is interested in pursuing an amicable agreement with Thermo-Fire. Please plan to attend our meeting on Wednesday, October 21st at 7:00 p.m. at Roosevelt Elementary. We need your ideas, opinions and observations.

Our intention is to arrive at a consensus, either as a group or selecting a small committee of residents to represent the Association, and vote on a proposed agreement at our next annual meeting in the first quarter of 1999.

Some of the items we are considering including in the agreement: privacy screening (landscaping) for 159 W. Maplehurst, an eight foot retaining wall, locking chains/gates, limiting hours of parking lot operation, etc.

Wetmore's Agreement

Contrary to December 1994's Association newsletter which stated an agreement had been reached with the Association and Wetmore's in reference to much of the same issues we are facing with Thermo-Fire, nothing has been signed or filed with the Oakland County Circuit Court.

This is also another issue that needs to be resolved.

What an agreement will accomplish is the legal clout necessary to make these establishments adhere to what was agreed upon, (e.g., no overnight parking, parking during business hours only, cleanliness guidelines, gardening procedures/services, etc.).

We will be discussing this matter at our October 21st meeting also.

Treasurer's Report By Eric Shapiro

We are only in fair shape in terms of the treasury. The current balance is only \$2,555, which is the lowest it has been, approaching winter, for many years.

Lower Maplehurst had zero participation and only \$24 the previous year. To make matters worse this is one of our largest blocks that, in the past, collected \$500+. We only received \$60 from Lower Lewiston and Lower Drayton is down \$100+ this year. Upper Oakridge is down about \$50.

Dues is still only \$12 per household. The majority of our annual budget is used for sidewalk snow removal. A portion is also used for Christmas luminaries, the summer party and reproducing this newsletter.

If you haven't already done so, please drop off a check, payable to Woodland Park Improvement Association, with your block

Summer Party - 1999

Feedback I've heard to make next year's block party even better:

- " Organized games
- " NOT having it on the last day of school
- " Street vs. street competitions
- " Face painting, etc.

If you are interested in helping plan next year's party, please contact Karen Breen-Bondie at 399.2607.

URGENT! BLOCK DIRECTOR NEEDED!

We are in desperate need of a block director for Lower Maplehurst.

Your block needs representation especially now that there may possibly be an impact to the property directly east of 159 W. Maplehurst. A spokesperson from your street will help provide the necessary "voice" to our infrequent meetings.

What does a block director do? He or she ensures that dues are collected annually, that newsletters are distributed and luminaries are set up. Block directors and officers meet approximately three to four time a year. Meetings are informal and last about an hour.

Walking Club Update

Thank you for your interest in a neighborhood walking club. All responses have been given to Lori Kodan (584.2709) so that she can coordinate this great idea!

Survey Responses

Forty responses were received from the insert that was included in our last newsletter. Thank you for taking the time to let us know what is on your mind.

We have been reviewing and looking into the various suggestions and concerns that were given.

Many suggestions mentioned implementation of programs that need volunteers. If you are interested in landscaping, visiting new neighbors on behalf of your block or want to get more involved with the block club, please step forward. We need you!

Did You Know...

...that residents can purchase trees through the Department of Public Services at greatly reduced prices?

An 8' to 10' tree sells for \$55, almost half of what you would expect to pay at a nursery. Call the DPS at 546-2519 for more information.

Trees available this year included: Red Sunset Maple; Marshall Seedless Ash; White Ash; Greenspire Linden; Red Oak and Crimson King Maple. Tree selections vary from year-to-year. Purchase is made during the month of August. Check your Summer DPS Newsletter for future information.

Article Contributions Sought

Homestead, the Association's newsletter, is interested in article submissions featuring residents, birth announcements, new resident information, Ferndale restaurant reviews and other Ferndale events. E-mail your submissions to kbbondie@aol.com, fax them to 248.399.2601 or drop them off at 657 W. Drayton. Thanks!