

WOODLAND PARK NEWSLETTER

Woodland Park Improvement Association *** December 1989

LETTER FROM THE PRESIDENT

The Woodland Park Improvement Association, your neighborhood organization, marks the beginning of its 43rd year of existence this month. Incorporated in 1946, the organization has actually been in existence since the late 1920's. Over the years, as the need has arisen, residents interested in preserving the quiet enjoyment of this pleasant neighborhood have come forward on a pro bono basis, and given the time and energy necessary to maintain and preserve the special sense of community which has made this neighborhood a desirable and welcome place to call home. The organization has been active and aggressive in maintaining the character of the neighborhood, housing issues, zoning issues, physical improvements to the neighborhood, and in providing a sounding board for the opinion of its residents on matters directly affecting Woodland Park.

For 35 years, this organization has contracted for public sidewalk snow removal, at a nominal fee. We have done so again this year.

After a dormant period of more than a decade, several individuals contributed the time, services and money needed to resume the annual neighborhood-wide block party this past June. A number of local merchants donated goods for this party, with the Western Market being exceptionally generous. As a result, the cost to the neighborhood organization was nominal. Bill and Carol Frederick of West Woodland, and several volunteers who helped them, deserve special thanks for their organizational efforts.

The organization is presently negotiating with Wetmore's concerning the use of a small parcel of land within the Woodland Park subdivision, which Wetmore would like rezoned to permit commercial use. In September, residents of Woodland Park overwhelmingly voiced their opposition to rezoning. However, nearly all respondents wanted the current condition of the lot changed and improved. In October, the officers and Board of Directors voted to negotiate, if possible, an agreement with Wetmore's, subject to city approval, which would allow limited, controlled use of the lot for employee parking only; would require landscaping subject to the approval of this organization; would contain effective sanctions for violation of the agreement; and would accomplish this without rezoning, thereby preserving the integrity of the neighborhood. This is a complex matter, as it involves prior litigation between WPIA and Wetmore's; the feeling and rights of contiguous property owners; the clear expression of the

membership of WPIA; and the city's right to regulate land usage within its borders. Long-time residents will recall this dispute was the subject of litigation beginning in 1946, and several times thereafter. In the late 1970's, the city proposed to rezone a section of current residential lots within Woodland Park just west of the existing commercial district, changing them from residential to commercial. That proposal was also vigorously fought by your neighborhood organization, resulting in its defeat. The absence of effective neighborhood organizations in other parts of the city has permitted similar changes to occur there.

The continuation of these efforts, and with them the preservation and ongoing vitality of the neighborhood, depends on your willingness to become actively involved. First, pay your dues. The amount is minuscule, and block directors will be calling on you shortly. Second, the annual meeting will take place in March, 1990. The organization is in need of volunteers to direct some of these efforts, or chair committees to plan others. We would like to organize another block party in June. We would like to explore the feasibility of a swimming pool-community center facility similar to that in Pleasant Ridge. Even the organization of luminary distribution on Christmas Eve could use your help.

Many of you receiving this newsletter are new residents of Woodland Park, and to you we offer our warmest welcome and a special invitation to become active and continue this tradition of community involvement. To our long time members and residents, many of whom have called me wondering about these items, and more, thank you for your patience. This has been an extraordinarily demanding year for me, and time has been in short supply. I look forward to seeing all of you in March.

Lyle Russell

CHRISTMAS LIGHTS

On Christmas Eve, your block director and other volunteers will distribute luminaries, which for decades have lined the curbs of Woodland Park, spreading holiday cheer. Any help you can provide our block directors, would be greatly appreciated.

SNOW REMOVAL BEGINS

After a number of extremely mild years, it appears that the law of averages is about to strike. Snow removal has already begun, making timely collection of your dues (\$11.00) critical. When your block director calls, please pay in cash or by check made payable to the Woodland Park Improvement Association.

Snow removal prices (\$8.00 of your dues) have not changed significantly for many years. The same family has been providing snow removal since 1955, and our survey of comparable services last year revealed that the cheapest alternative service would cost approximately six times as much per household. Snow removal on the public sidewalk greatly helps children on their way to school, individuals who are unable to clear their own walks, and contributes to the sense of neighborhood unity we all enjoy.

Please help your block director with timely payment and remember the block directors are all unpaid volunteers.

TREASURER'S REPORT

Mike Francis, the former block director of Upper Woodland, is our new treasurer. He succeeds Richard Dalton, who did a fine job of reorganizing the finances of our organization. The monies have been deposited in a commercial checking account which pays a modest interest rate on a monthly basis and does not charge a service fee. Our cash balance is approximately \$2,800.00. Of this, a significant amount will be spent for snow removal, other amounts for luminaries. Expenses for the June party have not been compiled, but will probably total less than \$100.00. Collections were greatly improved during the last 3 years, resulting in the good condition of our treasury. We hope to obtain 100% collection to maintain the solvency of the organization.

WOODLAND PARK IMPROVEMENT ASSOC. OFFICERS & DIRECTORS

President - Lyle Russell, Jr.
547-6852
1st V.P. - Richard Duggins
545-8066
2nd V.P. - (presently vacant)
Treasurer - Mike Francis
545-7165
Secretary - Ellen Hill
545-6574

Block Directors

Upper Oakridge 414 to 671
Gerald Pielack (455) Phone

545-1806

Lower Oakridge 229-391
Frank Fernandez (277) Phone
541-2487

Upper Drayton 416 to 671
Eric Shapiro (429) Phone
398-7886

Lower Drayton 215 to 671
Kurt Kusch (271) Phone 547-4055

Upper Woodland 415 to 671
Bill and Carol Frederick (640)
Phone 547-9389

Lower Woodland 151 to 393
Phil Kauffmann (225) Phone
545-3354

Upper Maplehurst 415 to 667
Ken Kamerschen (578) Phone 544-
7481

Lower Maplehurst 156 to 391
Barbara Hickner (224) Phone
399-5130

Lower Lewiston 156 to 490 (Even
Numbers Only) George Smith
(470) Phone 544-3165



*Summanas will be in front of your house
Christmas eve - please tell when it
gets dark!*

WOODLAND PARK NEWSLETTER

Woodland Park Improvement Association *** December, 1990

LETTER FROM THE PRESIDENT

The Woodland Park Improvement Association, your neighborhood organization, wishes you happy holidays and a joyous New Year's. As we begin our 66th year (44th since incorporating), some reflections on the benefits of this Association to our neighborhood seem appropriate.

The Association was organized in 1924, in response by the residents of this neighborhood to the State of Michigan's condemnation of the land which now makes up southbound Woodward Avenue. The entire Woodward Avenue corridor at that time consisted of two lanes of today's northbound portion. When the state decided to widen Woodward Avenue, Ferndale's thriving business district lay in the middle of today's southbound lanes. The state's solution was to move the business district west to its present location, and replat the residential lots which then occupied it. Because there weren't many motor vehicles compared to today, and because the cost of condemnation was financially and politically costly, the state made no effective provision for parking for the newly-created business district. Those residential lots abutting the alleys on either side of Woodward were replatted to half-size lots. Because they were too small to build residences on according to city code, and because the zoning ordinance prohibited their commercial use, conflict with the businesses' need for additional parking was immediate.

Concerned residents of Woodland Park organized to prevent any further partitioning of their neighborhood, and our neighborhood organization was born. Over the years, concerned and educated residents have donated time and effort to maintain this pleasant neighborhood. When businesses tried to encroach into the existing residential lots in 1946, the Association filed suit in the Oakland County Circuit Court, obtaining a permanent injunction which has been upheld three times since.

In the 1970s, the Association successfully fought municipal attempts to rezone the residential lots immediately west of Woodward Avenue for commercial use, a change which might have sounded the death knell for the character of this neighborhood.

In the 1980s, the Association, working with the city, contributed to the creation of a workable plan to control excessive through traffic resulting from the construction of the Reuther freeway. We still maintain an active, positive working relationship with Ferndale's city government today. We also recognize the need to encourage a stable, healthy, and educated business community along our periphery. Those neighborhoods which have not protected their long-term interests with active neighborhoods organizations have seen negative consequences, including loss of control of some aspects of land use regulation within their borders. In the past year, residents of some of these neighborhoods have called to inquire about organizing their own associations.

The vitality of this neighborhood is directly dependent upon the willingness of its residents to pitch in and help. Your help is needed now. If you live on upper Drayton, lower Maplehurst, or Lewiston, a new block director is needed immediately. Yes, there are the inconveniences of dues collection and luminary distribution. But, with the investment of a few hours' time, you may contribute to a long and effective tradition of activism which is directly responsible for keeping this terrific neighborhood an enjoyable and pleasant place to live. Call any officer or block director now. Your help is needed.

Happy holidays to you all, and we look forward to seeing you at the annual meeting in March, and at the summer party on June 19, 1991.

Lyle Russell

*If you want to be block
captain - call Lyle*

CHRISTMAS LIGHTS

On Christmas Eve, your block director and other volunteers will distribute luminaries to line the curbs of Woodland Park. This tradition reaches back more than 40 years. Because of the need for block directors on upper Drayton, lower Maplehurst, and Lewiston, problems are anticipated unless volunteers step forward. Call now if you're willing to help.

TREASURY & DUES COLLECTION

Eric Shapiro, of upper Drayton, is our new treasurer. Eric has been block director of upper Drayton for many years. He has a comprehensive understanding of the neighborhood's needs, and an accomplished track record of organization. The Association balance is about \$3100, most of which will be used to pay for snow removal, luminaries, and the annual summer party. Dues are an extremely modest \$11.00, and have not been changed for more than a decade. 100% collection is critical to the continued success of the Association. Please pay your block director by cash or check. They will be calling on you in the near future. Although fall and early winter have been mild so far, real winter is on the way. For those of you on upper Drayton or lower Maplehurst, you could help by mailing or delivering your dues to any officer or block director listed below. On Lewiston, George Smith will begin collection, but he is retired, and hopes to spend most of the winter in warmer climes this year. Your cooperation would be greatly appreciated. Without 100% participation, our services may be jeopardized.

1990 SUMMER PARTY 1991

Our sincere thanks to the following individuals, whose generous donation of time has made possible the second annual summer party, after a hiatus of at least ten years:

Bill and Carol Frederick, Carol Page, Dennis and Karen Grouine, Eric Shapiro, Serena and Doug Crisan, and Phil and Carol Kauffman.

The following local businesses also contributed generously, helping to ensure continued parties and keep our dues low: Walker Wire & Steel; F & M; Foodland; and especially the Western Market. Without the help of these businesses the 1990 party, attended by over 300 residents, would not have been possible. Please let them know you appreciate their generosity.

The 1991 summer party is set for June 19, 1991. The rain date (!) is June 20, 1991.

Thanks from the Committee for those who attended and helped with set-up and cleaning. You are part of the reason Woodland Park is such a great place to live. '91 volunteers will be notified in early spring of organizational meeting dates.

THE WOODLAND PARK ASSOCIATION

PRESIDENT: Lyle Russell 547-6852
VICE PRES: Dick Duggins 545-8066
TREASURER: Eric Shapiro 398-7886
SECRETARY: Ellen Hill 545-6574

BLOCK DIRECTORS

- ✓ UPPER OAKRIDGE, 414-671
GERALD PIELACK (455) 545-1806
- ✓ LOWER OAKRIDGE, 229-391
FRANK FERNANDEZ (277) 541-2487
- UPPER DRAYTON, 416-671, VACANT
- ✓ LOWER DRAYTON, 215-413
KURT KUSCH (271) 547-4055
- ✓ UPPER WOODLAND, 415-671
BILL & CAROL FREDERICK (640)
547-9389
- ✓ LOWER WOODLAND, 151-393
PHIL KAUFFMAN (225) 545-3354
- ✓ UPPER MAPLEHURST, 156-391
KEN KAMERSCHEN (578) 544-7481
- LOWER MAPLEHURST, 156-391, VACANT
- ✓ LOWER LEWISTON, 156-490 (even nos. only)
VACANT AS OF EARLY JANUARY

WOODLAND PARK NEWSLETTER

Woodland Park Improvement Association *** December, 1991

LETTER FROM THE PRESIDENT

The Woodland Park Improvement Association, your neighborhood organization, wishes you happy holidays and a prosperous New Year's. For 67 years, this organization has fostered a sense of community and continuity in changing times. Through seven decades, the Association has contributed to the stability and value of our pleasant neighborhood. We are fortunate to have had the selfless contributions of many individuals over the years whose involvement, commitment to the preservation of the neighborhood, and sense of civic pride have made Woodland Park a great place to live. The effectiveness of your Association may be seen in tangible accomplishments over the years: legal protection of the neighborhood's territorial boundaries; political activism with city government which has helped preserve the residential character of Woodland Park; social gatherings of our residents, which serve to renew and strengthen civic identity and commitment; and services, such as removal of snow from our sidewalks, which the city does not provide.

These efforts also contribute directly to the well-being of individual residents and our financial interests: realtors tell me that Woodland Park is currently rated as one of two "best buy" neighborhoods in the metro area, because of its value and obvious sense of neighborhood pride.

The Association itself, however, is not immune to change. Presently, we are in need of a block director for lower Maplehurst. If you live on Maplehurst, between 156 - 391, your help is needed now. A new block director is needed immediately. Without a director, you may not have luminaries distributed this year. Without dues, snow removal may stop. The director's position requires only a small amount of time, and a determination to see your neighborhood remain the enjoyable place to live it now is.

Many of you receiving this letter are new residents of Woodland Park, and to you we offer our warmest welcome and a special invitation to become active and continue this tradition of community involvement. To all of you, we wish you happy holidays and a joyous New Year's. We look forward to meeting with you in winter, at our annual meeting.

Lyle Russell

SNOW REMOVAL BEGINS

Snow removal has already begun, as winter has made an early, if unpredictable, appearance. Timely collection of dues (still only \$11) is essential if we are to continue this service. When your block director calls, please pay in cash or check made payable to the Woodland Park Improvement Association. For residents of lower Maplehurst, until a new block director is appointed, you may pay your dues to any officer or director listed below.

TREASURER'S REPORT

Eric Shapiro has done a fine job with the budget, reporting a balance of about \$2600. Most of this will be used for snow removal and our annual summer party, so that payment of your dues, which have remained the same for 13 years, is critical.

1991 SUMMER PARTY 1992

Our sincere thanks to the following individuals, whose efforts made possible our third consecutive summer party: Bill and Carol Frederick, Carol Page, Eric Shapiro, Serena and Doug Crisan, Catherine and Tom Force, Brad Kibbel, Nancy Barling, and Dave Mirfin.

Our warmest thanks, also, to the following local merchants, whose

generosity made the 1990 party the best ever: WCDX-FM 102.7, Alpha Services, Iris of Ferndale Fashions, NAPA Parts Express, Piano Works, Life's Kitchen and Bath Center, Butler's Office Supply, ABC Discount Gifts and Toys, Sisler Jewelry, Northland Collision, Wetmore Tire, Breakers Billiards, Big Boy Restaurant (at the zoo), Fantastic Sam's, Witbeck Appliance, F & M, Battels. New York Bagel, Mel Farr Ford, Perry's Drugs, Arbor Drugs, Farmer Jack, Foodland, Pub 1881, Accessory House, and the Western Market. Thanks also to St. Luke's Episcopal Church for the generous use of tables and chairs. Please let these merchants know you appreciate their help by patronizing them.

Mark your calendars for the 1992 party: Wednesday, June 17. June 18 is the rain date.

THE WOODLAND PARK ASSOCIATION

PRESIDENT:	Lyle Russell	547-6852
VICE PRES:	Dick Duggins	545-8066
TREASURER:	Eric Shapiro	398-7886
SECRETARY:	Ellen Hill	545-6574

BLOCK DIRECTORS

UPPER OAKRIDGE, 414-671	
GERALD PIELACK (455)	545-1806
LOWER OAKRIDGE, 229-391	
FRANK FERNANDEZ (277)	541-2487
UPPER DRAYTON, 416-671	
BOB WURDOCK (555)	544-2911
LOWER DRAYTON, 215-413	
KURT KUSCH (271)	547-4055
UPPER WOODLAND, 415-671	
BILL & CAROL FREDERICK (640)	547-9389
LOWER WOODLAND, 151-393	
PHIL KAUFFMAN (225)	545-3354
UPPER MAPLEHURST, 156-391	
KEN KAMERSCHEN (578)	544-7481
LOWER MAPLEHURST, 156-391	VACANT
LOWER LEWISTON, 156-490 (even nos. only)	
GEORGE SMITH (470)	544-3165

WOODLAND PARK NEWSLETTER

Woodland Park Improvement Association *** December, 1992

LETTER FROM THE PRESIDENT

The Officers and Directors of the Woodland Park Improvement Association, your neighborhood organization, wish you happy holidays and a Joyous New Year's. The Association begins its 68th year in January, making it one of the oldest continually operating neighborhood associations in the Detroit metropolitan area.

The Association, originally formed in the 1920s to protect the integrity of the neighborhood against condemnation and rezoning problems which arose from the widening of Woodward Avenue, has maintained an independent and active relationship with the City government, while at the same time striving to work with it for the common good of both the City and the neighborhood. Long-time residents will recall that the neighborhood organization has taken zoning and land usage issues to the Oakland County Circuit Court on several occasions, beginning in 1946. Over the years, the Association has opposed City efforts to rezone residential lots along Woodward Avenue for commercial purposes, which the Association believed would have a dramatic, negative impact on housing values in this neighborhood; has worked with the City to establish a system of traffic controls within the neighborhood, to reduce traffic passing through our neighborhood to access Woodward Avenue; and has worked, strictly on a volunteer basis, to instill and maintain a sense of neighborhood pride, involvement, and promotion for our common good. All of these efforts have been done on a purely volunteer basis, with no financial or pecuniary benefit to the individuals who have donated their time in an effort to make this neighborhood a better place in which to live. At our annual summer party in June, I had the opportunity to speak with an architect who specializes in community restoration, who was attending as a guest, together with several realtors. Each of them was impressed, and commented on several occasions, that ours is an intact and active family neighborhood with an obvious sense of community spirit. Each of them commented to me that they did not see this in

their own neighborhoods, or in other neighborhoods they were familiar with in many of the northern suburbs.

The Association, in addition to maintaining an active presence in municipal decisions which might affect our neighborhood, is always looking for ways to make the neighborhood better. We will provide snow removal again this year. In the wake of last March's snow/sleet/ice/freezing rain storm, which prevented our snow plow operator from removing the snow for a considerable period of time, many residents called me. Some were calls of complaint, many simply questions as to why the snow could not be removed. The Association canvassed 13 snow removal systems; 12 were unable to clear the snow, because of its heavy moisture content, followed by plunging temperatures which reduced it to cement-like ice. The only snow removal organization capable of clearing the ice had to bring in a back hoe, followed by a V-blade plow. The cost per household for this service would have been approximately \$75.00. We are striving, this year, to make alterations in our snow removal contract in contemplation of such a storm, but the National Weather Service indicates that a storm of identical characteristics comes along about once every ten years. If any of you have constructive suggestions on how to improve the snow removal service, please call me.

Negotiations with Wetmore's concerning the use of a small parcel of land within the Woodland Park subdivision, which Wetmore would like rezoned to permit commercial parking, continues. This parcel is the subject of a 1946 Circuit Court injunction forbidding its use as a commercial parking lot, and has been the subject of subsequent court actions. The Association has made a settlement proposal to Wetmore's, as Wetmore's is a valued and long-time commercial neighbor, and we expect resolution of this matter by spring.

From time to time, residents will call me suggesting that the Association consider a project or a service which would benefit the entire neighborhood. Some of these suggestions are of interest to the Association, but would require time and effort to implement. The Association is a volunteer group, and while your suggestions are always welcome, your willingness to backup your suggestions with time and effort, together with the Association's support, will greatly increase the chances of our being able to adopt your suggestion.

To the new residents of Woodland Park, we offer our warmest welcome and a special invitation to become active and continue this tradition of community involvement. To all of the residents of Woodland Park, we wish you a happy holiday and a joyous New Year's. We look forward to meeting with you in March, at our annual meeting, on a date to be announced.

Lyle D. Russell, Jr.

SNOW REMOVAL

With the early, erratic appearance of winter, snow removal has already begun. Timely collection of dues (only \$11.00) is essential if we are to continue this service. When your block director calls, please pay in cash or check made payable to the Woodland Park Improvement Association. Officers and directors will be meeting in January. If you have any suggestions for improving the Association, please pass them on to your block director.

TREASURER'S REPORT

Eric Shapiro continues to do an excellent job with the budget, reporting a balance of about \$2,500. Most of this will be used for snow removal at our annual summer party, so that payment of your dues, which have remained the same for 14 years, is critical.

1992 SUMMER PARTY 1993

Our sincere thanks to the following individuals, whose efforts made possible our fourth consecutive summer party: Bill and Carol Frederick, Catherine and Tom Force, Eric Shapiro, Nancy

Barling, Doug and Serena Crisan, Fran and Ron Omilian, and Debby Mast, among others.

Once again, our local merchants were very supportive of this party, particularly including Western Market, Wetmore's, and Planoworks. Please let these merchants know you appreciate their help by patronizing them.

Mark your calendars for the 1993 party: Wednesday, June 16. June 17 is the rain date.

THE WOODLAND PARK ASSOCIATION

PRESIDENT: Lyle Russell	547-6852
VICE PRES: Dick Duggins	545-8066
TREASURER: Eric Shapiro	398-7886
SECRETARY: Ellen Hill	545-6574

BLOCK DIRECTORS

UPPER OAKRIDGE, 414-671	
GERALD PIELACK (455)	545-1806
LOWER OAKRIDGE, 229-391	
FRANK FERNANDEZ (277)	541-2487
UPPER DRAYTON, 416-671	
BOB WURDOCK (555)	544-2911
LOWER DRAYTON, 215-413	
KURT KUSCH (217)	547-4055
UPPER WOODLAND, 415-671	
BILL & CAROL FREDERICK (640)	547-9389
LOWER WOODLAND, 151-393	
PHIL KAUFFMAN (225)	545-3354
UPPER MAPLEHURST, 156-391	
KEN KAMERSCHEN (578)	544-7481
LOWER MAPLEHURST, 156-391	
LINDA BECK (184)	542-6478
LOWER LEWISTON, 156-490 (even nos. only)	
GEORGE SMITH (470)	544-3165

Woodland Park Newsletter

The Best of Ferndale Since 1924 • Issue 12/94

Letter From the President

The Woodland Park Improvement Association, whose members are your friends and neighbors, wishes you happy holidays and a joyous New Year's. Much has happened this past year in our neighborhood, and 1995 promises even more.

After 48 years we have reached a friendly agreement with Wetmore Tire over the use of Lot 489, the small, irregular lot behind and to the west of Wetmore's. The dispute began in 1924, when the State of Michigan widened Woodward Avenue to create its southbound lanes. Much of Ferndale's downtown, which was located there, was condemned. The remaining businesses were relocated on the west side of Woodward, on the edge of the Woodland Park subdivision, some of which was also condemned for the move. The Association fought all subsequent attempts to condemn additional residential lots, or to rezone them for commercial uses, fearing destruction of the neighborhood's residential character. The Association forced important concessions from the State, and in later years obtained injunctions from the Oakland County Circuit

Court forbidding use of the lots for commercial purposes. One injunction, issued in 1946, prohibited Wetmore's from using Lot 489 for commercial parking. Unfortunately, it did not clearly address its effect on future owners of Wetmore's. After nearly fifty years of dispute, several more court appearances, and a request from Wetmore's for rezoning to commercial status which has been pending since 1989, a settlement has been reached. The written settlement will permit Wetmore's a non-conforming use of Lot 489 for parking, contingent on City approval with restrictions as to use, hours, and appearance. The Association will participate in the drafting of the landscape plans. The agreement will be binding on all future owners of Wetmore's, regardless of the use to which the property might ultimately be put. Wetmore's, an old and friendly neighbor with an important job and tax base, will remain. The residential integrity of the neighborhood will be preserved against future commercial rezoning attempts.

Forces of change continue to pressure our neighborhood, however. National business interests are actively seeking properties for redevelopment along Woodward between 9 Mile Road

and 696. Our proximity to booming Royal Oak and our greater value-for-price real estate, mean that we must remain active and vigilant in neighborhood use and control issues if we are to maintain the family quality of Woodland Park. If Governor Engler supports construction of a new Tiger Stadium on the State Fair grounds, real estate values will soar and the temptation to rezone land along Woodward Avenue will escalate. Now, more than ever, your active support of the Woodland Park Association will permit us to anticipate these changes, deal with them realistically, and allow us to continue to preserve and build on the gracious residential character of our neighborhood into the 21st century. Please pay your dues when asked, and lend a hand with our all-volunteer organization. It's your neighborhood.

Lyle Russell

Treasurer's Report

Our 1995 beginning balance is about \$1,800.00. Most of our annual budget is used for snow removal, with a portion also used for luminaries and the summer party. Due to an increase in our snow removal charges, we must regrettably increase our dues this year to

\$12.00, up from the \$11.00 fee for the past 9 years. We continue to conduct a periodic survey of snow removal services, including the neighborhood kids, and know that our service is far less costly than any of the 14 others surveyed. We make every effort to provide prompt, efficient snow removal on public sidewalks. If you have a problem with this service, please call any officer or director, listed below.

We were able to settle the Wetmore dispute at no charge to the Association through donated legal services for the past 5 years. Timely payment of your dues will permit us to maintain a small, but prudent, cushion against similar problems in the future. There is one more potential lot dispute heating up now. Average dues payment last year exceeded 90% of our residents, a testament to your confidence in Woodland Park.

Eric Shapiro

Summer Party

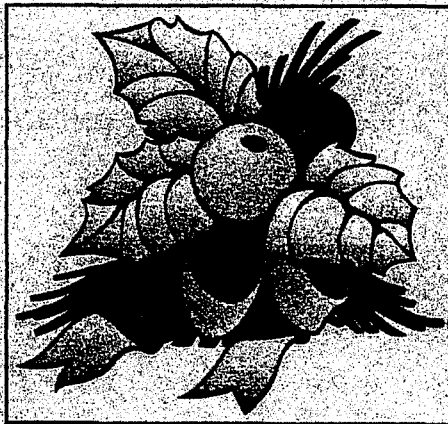
Bill and Carol Frederick have done an excellent, selfless job of resurrecting and organizing the annual summer party, which had been absent from our social calendar for about 10 years until they stepped forward. After 5 consecutive years of very hard work, (1995 will be their 6th consecutive effort), they need a rest, commencing after the 1995 party. Unless dedicated replacements come forward, the 1996 summer party may be in jeopardy. The 1995 summer party will be held the 3rd Wednesday in June, or the evening of the last day of session for Roosevelt School, whichever is later.

Our sincere thanks to the following individuals, whose efforts made possible our 5th

of Judge Robert Turner; Debbie Mast; Dave Murfin; and Eric Shapiro. Our thanks also to the following local merchants, whose generous donations allowed our budget to meet the financial needs of the party without a dues increase: Alpha Services; the Western Market; Foodland; Perry Drugs; Battel's; Jeffery's Restaurant; Wetmore Tire; and Arbor Drugs.

Christmas Lights

On Christmas Eve, block directors and other volunteers will distribute luminaries, which for seven decades have lined the curbs of Woodland Park, spreading holiday cheer. Any help you can provide your block director would be greatly appreciated. Block directors and officers are listed by name, telephone number, and street immediately following.



The Woodland Park Association

President: Lyle Russell 547-6852
Vice Pres: Dick Duggins 545-8066
Treas: Eric Shapiro 398-7886
Secy: Ellen Hill 545-6574

Block Directors

Upper Oakridge, 414-671
Gerald Pielack (455) 545-1806

Lower Oakridge, 299-391
Frank Fernandez (277) 541-2487

Upper Drayton, 416-671
Bob Wurdock (555) 544-2911

Lower Drayton, 215-413
D'Arcie McLaughlin (241) 542-4682

Upper Woodland, 415-671
Bill & Carol Frederick (640) 547-9389

Lower Woodland, 151-393
Phil & Carol Kaufman (225) 545-3354

Upper Maplehurst, 156-391
Ken Kamerschen (578) 544-7481

Lower Maplehurst, 156-391
Linda Beck (184) 542-6478

Lower Lewiston, 156-490 (even nos. only)

Help! We have no block director for Lewiston; a volunteer is needed immediately.

Woodland Park Newsletter

The Best of Ferndale Since 1924 • Issue January, 1996

Letter From the President

The Woodland Park Improvement Association, its officers and directors, wish you a prosperous and enjoyable 1996. The Association, which exists to promote and maintain the residential character and quality of our neighborhood, is made up of all of the residents of the Woodland Park Subdivision, which is bordered by Woodward Avenue on the east, Pinecrest on the west, Oakridge on the north, and the north side of Lewiston between Livernois and Woodward as its southern boundary. For seven decades, the Association has provided snow removal; aggressively fought against attempts to rezone portions of the neighborhood as commercial; fought in court to safeguard the residential quality of the neighborhood which contributes to its desirability and high resale

value; and has sought to promote a sense of common good and commitment to our neighborhood which helps to make it such a pleasant place to live.

The officers and directors who work to make the Association effective are all volunteers. In order to keep this organization vital and able to work to preserve the neighborhood, it is essential that every resident and member pay the very low annual dues of \$12.00 per household. Your block director will shortly be asking you to make your annual dues payment. Please do so promptly. Residents of Lewiston, please take note: you are without a block director again this year. We need someone to step forward and take over this responsibility. It takes very little time, and will help preserve your home investment.

Consider what the neighborhood would be like if there had been no Association over the past 70 years: a commercial strip that would extend at least two houses deep into the neighborhood west of Woodward; one way streets; commercial parking lots west of Woodward; and all of the alleys closed off for commercial use. All of these ideas have been proposed for our neighborhood; all have successfully been stopped by the Association.

Our annual meeting is February 29, at 7:00 pm in the music room at Roosevelt School; we hope to see all of you there.

Lyle Russell

ANNUAL MEETING

If you missed the above paragraph, the 1996 annual meeting of the Woodland Park Improvement Association will be

on Thursday, February 29, 1996, at 7:00 pm in the music room of Roosevelt School. Please plan to attend. Our annual election of officers and directors will take place at this meeting.

Treasurer's Report

Eric Shapiro continues to do an excellent job with the treasury. At the beginning of this year, our treasury had a balance of about \$3,000.00, most of which will be appropriated for snow removal. We check competitive prices for snow removal every year. Most services charge by the house, at prices ranging from \$35.00 - \$75.00 each winter. While our arrangement is a bargain, and although the treasury is in good condition, the failure of Lewiston to find a block director is a problem. The Association will have to consider whether to continue to provide snow removal if someone does not step forward.

Summer Party

Frank Fernandez assumes the director's chair for the 1996 summer party, to be held on about the third Wednesday in June, depending on weather and the last scheduled day of school for the Roosevelt School. Frank will be sending an

announcement out in the spring detailing the schedule.

A warm "thank you" is due to Bill and Carol Frederick and all those who helped them for reviving our annual summer party, beginning in 1989. After an absence of several years, the Fredericks organized and ran the party every summer through 1995, a difficult and time-consuming job.

Once again, local merchants made the party possible at greatly reduced expense to the Association. We encourage you to patronize the following businesses, whose contributions make the summer party possible: the Western Market, Wetmore's, Battels, Mel Farr Ford, Aetheria, Foodland, Tony's Sports Bar, Alpha Services, PianoWorks, Jeffrey's Restaurant, WOMC, Witbeck Appliance. The Ferndale Police Department, as it has been in past years, was generous with both its time and resources.

The Woodland Park Improvement Association

Officers

President: Lyle Russell 547-6852
Vice P: Carol Frederick 547-9389
Treas: Eric Shapiro 398-7886
Sec'y: Ellen Hill 545-6574

Pres Ex O: Dick Duggins 5458066

Directors

Upper Oakridge, 414 - 671
Katrina Collins (550) 547-0609
Lower Oakridge, 229 - 391
Frank Fernandez (277) 541-2487

Upper Drayton, 416 - 671
Bob Wardock (555) 544-2911
Lower Drayton, 215 - 413
Kevin Breck (321) 543-7099

Upper Woodland, 415 - 671
Bill/Carol Frederick (640) 547-9389
Lower Woodland, 151 - 393
Phil/Carol Kauffman (225) 545-3354

Upper Maplehurst,
Ken Kamerschen (578)
544-7481
Lower Maplehurst,
156 - 391
*Linda Beck (184)
542-6478*

Annual Meeting

Yes, it's time for that rarest of events, our annual meeting. This year, our annual meeting will take place on Thursday, February 29, at 7:00 pm, in the Roosevelt School band room. Leap to your calendar right now and mark this unusual event!

Questions About the Annual Meeting?

See page 3 for full details.

Woodland Park Newsletter

The Best of Ferndale Since 1924 * December, 1997



Letter From The President

This letter marks my farewell note to all of my friends and former neighbors in Woodland Park. After 15 years on West Woodland, Ellen and I and our boys have moved to 14 Mile and Evergreen, in Beverly Hills. The move was made with more than a little regret, although our immediate neighbors will probably be relieved to be free of secret forts and hidden passageways to friends' houses.

I am also sorry to be leaving the individuals who worked so hard to keep the neighborhood organization strong and active. I was involved with the Woodland Park Improvement Association for 14 of the 15 years I lived in the neighborhood; some of the block directors in the neighborhood have been involved longer than that. Many of the current officers and directors have been active for years. Other current residents of the neighborhood have given time and effort over the years. The organization still needs help, however. A new president must be elected early in 1998, to carry on the the Woodland Park Association. Woodland Park is the oldest continuous neighborhood association in Ferndale, and one of the oldest in the entire state. It was founded in 1924, partly to maintain the appearance of the neighborhood, and also out of concern that the neighborhood not be irreparably damaged by the State's widening of Woodward Avenue. At the time, Woodward Avenue consisted only of two lanes in what are today the northbound lanes. Ferndale had a

thriving downtown business located in what are now the southbound lanes of Woodward. Condemnation to widen Woodward Avenue removed many viable businesses, and left the remaining ones without adequate parking, a situation which continues today. In our automotive-oriented society, inadequate parking often means the death of businesses, which in turn brings pressure on homeowners in the form of higher property taxes to replace tax revenues lost from business failure. Twenty-five years ago, Royal Oak's downtown was struggling to stay alive. It benefitted from Birmingham's resurgence: when Birmingham became too pricey, business and people bought in Royal Oak. Royal Oak solved its congestion problem by developing parking



to accommodate its patrons, and the whole city benefitted. Ferndale, in turn, may benefit from Royal Oak's overheated prices, it can also solve this problem. To do so, it will have to create more parking. Pressure will increase as Royal Oak's southeast corner of Woodward and 696 develops, and as the new stadiums are built on the north edge of downtown Detroit. If the State permits development of the State Fair grounds, demand for Ferndale property, and parking, will skyrocket. Woodland Park is located along some of the most commercially desirable property in Ferndale, all of it subject to these pressures. The Woodland Park Association has been the protector and watchguard for neighborhood zoning and land use issues since its first court action in 1946. But times are changing, and the Association will need someone

to lead it on these and other issues in 1998.



Woodland Park needs a new president. After 11 years in this position, my time to step down has come. It's time for new leadership. The time demands are not all that great, probably between 10 and 20 hours per year. The organization is in good shape financially, has terrific organizers, a nearly full retinue of block directors, and the will to continue. What it needs is a new president. If you are interested, please call Carol Frederick, or any one of the individual officers or block directors whose names are listed in this newsletter. You will benefit, not just in a better neighborhood, but by getting to know your neighbors, learning to work with city officials (many of whom also live in this neighborhood), and from the knowledge that your efforts have made a difference. There are intangible benefits to participating in this organization that go far beyond mere property value. If you want a better community, give something of yourself.

Although this is "goodbye", I'll continue to see many of you. Our children still attend Harding Elementary (a great school), and I have offered to assist the Association resolve parking matters involving Wetmore's and the lot located on the south side of Maplehurst near Woodward. To all of you, thank you for the opportunity to work with you for a better community. I hope you have benefitted as much as I.

Lyle Russell

Treasurer's Report



The association has a current balance of \$3050. The funds go towards paying for snow removal, luminaries on Christmas Eve and to cover miscellaneous expenses associated with the annual summer party. Dues are an extremely modest \$12.00 per household and 100% collection is critical to the continued success of the Association. Please pay your block director by cash or check as they will be calling on you in the near future. Or, if you would really like to help your block director, you can drop off a check for \$12, made out to the Woodland Park Association, at the address listed for your block director in this newsletter. I'm sure it would be greatly appreciated! My personal thanks to all the block directors both old and new for making my job easier. Special thanks to Phil and Carol Kauffman of Lower Woodland and Bill and Carol Frederick of Upper Woodland who make 100% their standard year after year.

Eric Shapiro

Annual Meeting!

When: Tuesday,
January 20th
Time: 7:00 p.m.
Place: Roosevelt Elementary
Media Center

Please mark your 1998 calendars! This is our annual meeting that has been missing for the past couple of years. It gives the organization an opportunity to update residents on our community, welcome new residents and strengthen the organization. We



have invited the Director and Executive Vice President of Ferndale's Chamber of Commerce, Ms. Joan Stefanski to talk with us about our community. She will be first on the agenda followed by an update on the organization, including our quest for a new president. The organization is in need of active participation by more residents. Without new participation this association may disappear! Please mark your calendar and join us. Any questions, please call Carol Frederick at 547-9389.



The Woodland Park Association

President: VACANT
Vice Pres: Carol Frederick
547-9389
Treasurer: Eric Shapiro
398-7886
Secretary: Ellen Hill
545-6574

Block Directors

Upper Oakridge, 414-671
Katrina Collins (550) 547-0609

Lower Oakridge, 225-391
Lorrie Kodan (229) 584-2709

Upper Drayton, 416-671
George Tarvis (467) 547-5722

Lower Drayton, 215-413
Darcy McLaughlin (241) 542-4682

Upper Woodland, 415-671
Bill/Carol Frederick (640) 547-9389

Lower Woodland, 151-393
Phil/Carol Kauffman (225) 545-3354

Upper Maplehurst, 415-667
Ken Kamerschen (578) 544-7481

Lower Maplehurst, 156-391
Randy Boulter (360) 545-2417

Lower Lewiston, 156-490
John Hammen (452) 542-5971
Steve Roberts (440) 541-8999

*Happy
Holidays
To One
And All!*

