

Improvement Association

homestead

Officers

President	.....	Vacant	.....
Vice President	.....	Carol Frederick	.....	640 W. Woodland 547-9389
2 nd Vice President	.....	Vacant	.....
Secretary	.....	Ellen Hill	.....	300 W. Drayton .. 545-6574
Treasurer	.....	Eric Shapiro	.....	429 W. Drayton .. 398-7886

Block Directors

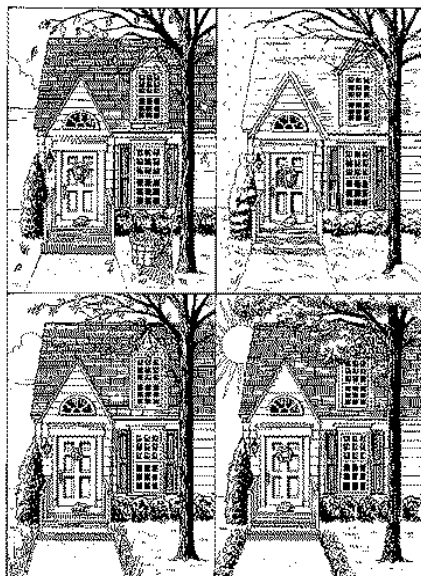
Upper Oakridge	414-671	.....	Katrina Collins	.....	550 W. Oakridge	..	547-0609
Lower Oakridge	225-391	.....	Lori Kodan	.....	229 W. Oakridge	..	584-2709
Upper Drayton	416-671	.....	George Tarvis	.....	467 W. Drayton	..	547-5722
Lower Drayton	215-413	.....	Darcey McLaughlin	..	241 W. Drayton	..	542-4682
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	..	Randy Boulter	.....	360 W. Maplehurst		545-2417
Lower Lewiston	156-490	..	John Hammen	.....	452 W. Lewiston	..	542-5971
			Steve Roberts	.....	440 W. Lewiston	..	541-8999

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

Attention West Lewiston Odd Numbered Addresses

If you are interested in annexing to become a part of the Woodland Park Improvement Association, please have your neighbors sign a petition with their signatures, names, addresses, phone numbers. Signatures are needed to complete the process. Gather your neighbors and plan to attend our 3/25 meeting!

Since there are presently two block directors on West Lewiston, there isn't a need to pursue an additional block director.



A New Look

We are pleased to present the new look of our neighborhood association's newsletter. We hope you like it.

Welcome new residents!

Special Thanks

Thank you to everyone who placed the luminaries out on Christmas. Even though the weather (i.e., rain) didn't cooperate, your hard work is appreciated.

Speech Highlights: Joan Stefanski

Joan Stefanski, Director and Executive Vice President of the Ferndale Chamber of Commerce, gave a presentation at our January 20th meeting.

She reported that Ferndale is experiencing extremely favorable property values and the downtown retail business is really taking off. Deals are

in the works for a Cajun restaurant; a three-level supper club at the present Doug's Body Shop; the addition of a well known Detroit watering hole; a nightclub at the old Perry's/Rite Aid building (Woodward and Withington) and a medical clinic where the Acme Boat building stood.

Next Meeting: Mayor Goedert

Join us on Wednesday, March 25th at 7:00 p.m. in Roosevelt Elementary's Music Room (2610 Pinecrest) for our next meeting. Our guest speakers will be Mayor Charles Goedert and Magistrate Kim Wilson.

If you have questions or concerns that you would like Mayor Goedert or Magistrate Wilson to address, please mark your calendar!

Nominations and a vote for Association President and 2nd Vice President must also be conducted. Please join us so we can meet the quorum necessary to vote.

Use the parking lot entrance and follow the signs once inside the

Club Bart (East Woodward, south of Nine Mile) has received favorable reviews since it opened a few short months ago and Woodward Avenue Brewers is doing well.

The Chamber of Commerce is actively seeking greeting card and bakery businesses and is hopeful existing landlords will raise their rent or utilize the funds available at the city level to improve their storefronts.

These are certainly the beginnings of a trend in Ferndale. Many prospective business owners who were once considering Royal Oak are now looking at Ferndale as a viable locale.

1998 Block Party

This year's block party will either be held Wednesday, June 17 or the last day of school, whichever is later. Watch for detailed information as the date nears. Ann Kabel, 426 W. Woodland (398-0113), is the chairperson of this wonderful annual event.



Attached Survey & Neighborhood Directory

The Association is conducting the enclosed survey to determine what your concerns are. Please take a few minutes to complete it and drop it off either at your block director's house or at Karen Breen-Bondie's home at 657 W. Drayton.

Another purpose of the survey is to gather information about the families we serve. We would like to print a detailed directory of all the households encompassing our association and give copies to each household.

A directory would serve as a resource for a great deal of information such as babysitters, playmates, etc.

Did You Know?

Number of families in our association: 325+

Year Association was formed: 1945

Number of time dues have been increased: 0

What are dues used for: Luminaries on Christmas eve, photocopies and minimal expenses.

ARE YOUR DUES PAID?



Interested in Joining a Walking Club or Participating in a Block Yard Sale?

These are just a few of the ideas that your neighbors are interested in starting (the survey is a great place to let us know about your ideas!). If you would like to participate, please complete and return the attached survey.

Current Nominees for Vacant Positions:

President:

Karen Breen-Bondie
657 W. Drayton
10 year resident

2nd Vice President:

Lisa Canada
466 W. Woodland
New resident

If you would like to nominate someone for either office, please contact Carol Frederick at 547-9389. We look forward to seeing you at our March 25 meeting so we can conduct a formal vote.

Website

Occasionally I will update my website with Ferndale happenings. The URL is: <http://members.aol.com/kbbondie/index.html>. A few other Ferndale related websites include are <http://www.ais.org/~alb/ferndale.html> and <http://members.aol.com/fernforum/welcome.htm>.

Mark Your Calendars:

Roosevelt Elementary's June Fair is Friday, June 12, 1998 from 5-9 p.m.

Woodland Park Native is Candidate for Judicial Vacancy

Magistrate Kimberly (Kauffmann) Wilson is to become a candidate for judge of the Ferndale division of the 43rd District Court.

Kimberly, a third generation Ferndale resident, grew up on West Woodland, graduated from Ferndale High School in 1981, Albion College in 1985 and Wake Forest Law School in 1988 will seek the post in the primary in August and on to the general election in November of this year.

Kimberly was an Assistant Prosecuting Attorney for Oakland County from August 1988 to December of 1994. She was then appointed Magistrate of the 43rd District, which encompasses Madison Heights, Hazel Park and

Treasurer's Report

By Eric Shapiro

I am pleased to report that annual dues collection is going well so far. Both lower and upper Woodland have reported in with 100% participation.

Thanks go out to Phil and Carol Kauffmann along with good friend Dianne Carolan of lower Woodland, Bill and Carol Frederick of upper Woodland and, of course, all the residents of West Woodland Avenue for their support. George Tarvis, representing upper Drayton, is almost at 100% as well.

Remember dues is an extremely modest \$12 per household and 100% collection is critical to the continued success of the Association.

If you haven't already done so, please drop off a check at the home of your block director and make

Ferndale, by Hon. Robert J. Turner. The post Kimberly seeks was vacated by the retired Judge Douglas Voss.

A recent Free Press article states Hazel Park native, attorney Joe Longo, has been temporarily appointed judge. Ferndale residents (and Association members) Judge Robert Turner (43rd District, Madison Heights) and Judge Keith Hunt (43rd District, Hazel Park) support Magistrate Wilson.

Magistrate Wilson will also join us on March 25th for a question and answer period after Mayor Goedert's speech.

Article Contributions Sought

Homestead, the Association's newsletter, is interested in article submissions featuring residents, 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.

Woodland Park Improvement Association SURVEY

Name _____
Address _____
Phone _____
E-Mail Address _____

Names of Adult Household Members:

Children:

_____	Age	_____
_____	Age	_____
_____	Age	_____
_____	Age	_____
_____	Age	_____

Are any of the above children interested in being listed as a babysitter? If so, please circle each name. (References are suggested.)

Years at this address _____

What interests, questions or concerns do you have about the association? _____

Woodland Park Improvement Association SURVEY

Name _____
Address _____
Phone _____
E-Mail Address _____

Names of Adult Household Members:

Children:

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Are any of the above children interested in being listed as a babysitter? If so, please circle each name. (References are suggested.)

Years at this address _____

What interests, questions or concerns do you have about the association? _____

Are you familiar with the services the association provides?

Yes No

Do you enjoy the services the association provides?

Yes No

Do you have any suggestions for improving or implementing services? _____

Would you be interested in joining a morning or evening walking club? Circle those that apply.

Yes, Morning 1x a week
Yes, Evening 3x a week
No 5x a week
Other: _____

Are you interested in participating in an annual spring block yard sale?

Yes
No

Are there any topics you would like Mayor Goedert or Magistrate Wilson to address at the general meeting on March 25th?

Please return survey to your block director or drop off at 657 W. Drayton before Wednesday, March 18th.

Are you familiar with the services the association provides?

Yes No

Do you enjoy the services the association provides?

Yes No

Do you have any suggestions for improving or implementing services? _____

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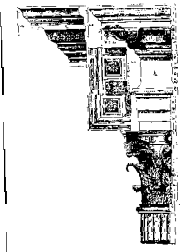
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**Woodland
Park
Improvement
Association**

October 1998

homestead

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Lower Maplehurst 156-391 .	VACANT		
Lower Lewiston 156-490 ...	Dale Gaden	430 W. Lewiston ..	541-1889

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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...

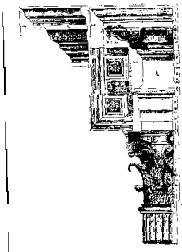
...that residents can purchase trees through the Department of Public Services at greatly reduced prices?

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!



Woodland Park Improvement Association

January 1999

homestead

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Maplehurst Even Nos.	Allen Liggett	390 W. Maplehurst	541-0494
Lower Lewiston 156-490	Dale Gaden	430 W. Lewiston	541-1889

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

Membership Dues

Who?: You!

What?: 1999 Association Dues

Where?: Make your check payable to "Woodland Park Improvement Association" in the amount of \$12 and deliver it to your block director's home (see list above).

When?: ASAP

Why?: To support the Association! \$11 pays for winter-long snow removal. \$1 helps fund luminaries on Christmas Eve, the summer picnic and the publication of this newsletter. Thanks for your continued support.

Happy 1999!

The Woodland Park Improvement Association wishes you a joyous and pleasurable year.

Welcome, new residents, to the neighborhood with one of the oldest organized block associations in Michigan. Our association is actively involved in keeping the integrity of the neighborhood intact. Whether you've been here five months, five years or fifty years, please join us at our meetings. We appreciate and welcome your input.

I know everyone has been wondering why we pay for snow removal and it hasn't been removed! The individual that we contract with has a brush rather than a plow, and it makes removal of heavy downfalls more difficult. If we would or could hire someone with a plow, I'm certain it would cause extensive damage to our lawns and fences. It is been 25 years since this area has seen such a blizzard; I'm optimistic that such an extenuating circumstance won't happen again soon.

I hope 1999 brings health and good fortune to your family.

Karen Breen-Bondie
President

Thank you...

...to Carol Frederick, Lisa Canada and Katrina Collins for all your hard work in organizing our first neighborhood yard sale back in May. I hope all who participated had a prosperous weekend.

...to Ann Kabel for chairing, and all the volunteers responsible for the success of, 1998's Annual Block Party. We are looking forward to this year's party.
Date: TBA

...to all Block Directors and helpers who placed luminaries out on Christmas Eve. Our neighborhood couldn't have looked better!

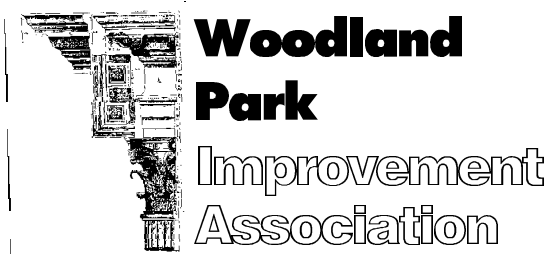
...to Beth Breneau and Allen Liggett for stepping forward to co-block direct lower Maplehurst.

Next Meeting: February 24th

Join us on Wednesday, February 24th at 7:00 p.m. at Roosevelt Elementary's Library (2610 Pinecrest). We will continue to discuss our involvement in the Thermo-Fire & Wetmore parking lot situations.

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

Please note: The January 13th meeting has been canceled.



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1999 Membership Dues

Make your check payable to "Woodland Park Improvement Association" in the amount of \$12 and deliver it to your block director's home (see list above), if you haven't already done so. We typically begin collecting dues in the fall for the following year. We make more than one attempt per year to collect dues.

Monies collected support the Association! \$11 pays for winter-long snow removal. \$1 helps fund luminaries on Christmas Eve, the summer picnic and the publication of this newsletter. Thanks for your continued support.

Neighborhood Jobs

Are you or your children interested in earning extra money? Can you provide lawn cutting, babysitting or snow removal services to your neighbors? If you would like to have your name advertised in the next issue of *homestead*, please contact Karen Breen-Bondie at 399.2607 or e-mail kbbondie@aol.com.

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.

The success of this organization is dependent upon your involvement.

Karen Breen-Bondie
President

Annual Meeting - April 21st Dwayne McLaughlin City Assessor, Guest Speaker

Join us on Wednesday, April 21st at 7:00 p.m. in Roosevelt Elementary's Library (2610 Pinecrest) for our annual meeting. This is your chance to ask questions about property assessments.

Use the Roosevelt parking lot entrance and follow the signs once inside.

1999 Summer Block Party

Anne Kabel has once again agreed to chair our annual Block Party, which will be held the evening of Wednesday, June 16th along Livernois (the last day of school in the Ferndale district).

You will receive notification of which types of foods to bring as the party nears. However, Anne is asking for volunteers to step forward at this time to assist in setting and/or cleaning up.

If anyone is interested in organizing games for the children and/or competitions challenging each block against one-another (three legged race, water balloon toss, etc.), please let Anne know. She can be reached at 248.647.1700, during business hours.

Miscellaneous

- < Please direct complaints, comments and suggestions to your block director. He/she will relate this information to the WPIA Board of Directors.
- < Block Directors: Please do not deliver Woodland Park Improvement Association correspondence (newsletters, flyers) in residents' mailboxes. As a reminder, please turn in all collected dues to Eric Shapiro at 429 W. Drayton.



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Haven't Paid Your Dues Yet?

Just "mosey" on over to the Block Party and find ANY block captain or officer and present them with your check in the amount of \$12. You can spot us by looking for the BRIGHT YELLOW NAMETAGS we'll be wearing!

This gives you the perfect opportunity to support our great Association.

Neighborhood Job Postings

Are you or your children interested in earning extra money? Can you provide lawn cutting, babysitting or snow removal services for your neighbors? If you would like to have your name advertised in the next issue of **homestead**, please contact Karen Breen-Bondie at 399.2607 or e-mail kbbondie@aol.com.

WPIA Annual Meeting Notes

Our guest speaker, Dwayne McLachlan, Ferndale assessor, noted that property values increased 45% in the last five years. A comprehensive handout accompanied his presentation.

Ellen Hill, after serving many years as Association secretary, stepped down. Darcey McLaughlin was voted in as her replacement. All other board members remained unchanged.

Katrina Collins presented changes to the Association's By-Laws, which were approved unanimously.

Thank you Dwayne, Ellen, Darcey and Katrina for your participation! We hope to see more residents at next year's March meeting.

Hopefully, I'm doing something right. Are my newsletters keeping everyone too apprised, perhaps? Does it pain you to hear, as much as it did for me to see, only a dozen residents present at our annual meeting on April 21st?

It's a fact: Association involvement has dwindled significantly. WHY? What can we do about it?

Karen Breen-Bondie
President

Block Party - Wed., June 16th

This year's Block Party is scheduled for Wednesday, June 16th (rain date, June 17th). See the enclosed flyer for details.

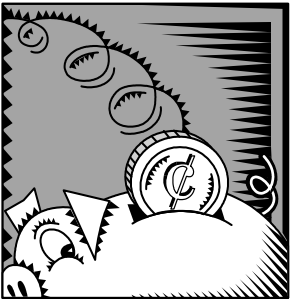
Please bring enough servings to feed 25 people. Volunteers are still needed to assist in set-up and clean-up.

This year, we will have face painting for the children. If you are interested in organizing games and/or competitions (three legged race, water balloon toss, etc.), please let Anne know. She can be reached at 248.647.1700, during business hours.



Help Wanted: We are looking for someone to care for our infant in our home on W. Woodland beginning in September or October. 20-25 hours a week and must have references. Please call Lisa at 541.5843.

Wanted to Buy: Single Children's Bicycle Trailer in very good condition. Call Karen at 399.2607.



Treasurer's Report

By Eric Shapiro

To date, \$2,347 has been collected, which isn't enough to even cover the past year's snow removal expenses.

As always, Upper and Lower Woodland and Upper and Lower Drayton have done well. All others have been weak with Upper Maplehurst and Lower Oakridge contributing zero. We are at a serious turning point regarding our future.

If there is anyone willing to assist our block directors in collecting dues on these streets, please contact our Association president, Karen Breen-Bondie at 399-2607. This is yet another wonderful opportunity to meet your neighbors!



Future Association Yard Sales

It was suggested by Vice President Carol Frederick that we continue to hold Association-wide yard sale, either annually (in conjunction with the PR

Rummage Sale the 3rd weekend of May) or bi-annually.

If we switch off one year in spring and the next year in the fall, it would provide an opportunity to sell both summer and winter items.

Are you interested? Do you have any ideas? Call Carol Frederick at 547-9389.

Wetmore & Thermo-Fire Committees

Thank you to the following individuals who have agreed to work with Wetmore's and Thermo-Fire to ensure our interests are conveyed and agreed upon:

Wetmore Committee Volunteers:

- Bill Frederick*
- Robert Greenfield
- Darcey McLaughlin

Thermo-Fire Committee Volunteers:

- Diane Fernandez
- Bill Frederick*
- Allen Liggett

These individuals will meet separately with the businesses to arrive at landscape, physical improvements and maintenance plans.

*Dual committee liaison who reports to Association board of directors.



Synopsis of City of Ferndale's Property Taxes after Proposal "A"*

Two values are calculated annually

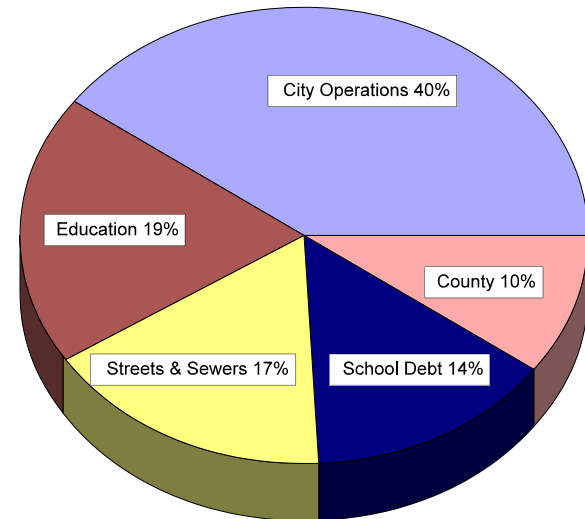
- Assessed value/SEV = 50% of market value
- Capped value = prior year's taxable x inflation rate (1.016 in 1999)
- The smaller of the two values becomes the new taxable value
- Millage Rate x Taxable Value = Property Tax Bill

In the year following a property transfer, the new assessed/SEV becomes the new taxable value.

Summer taxes in 1999 = .046

Winter taxes in 1999 = .0049864

Typical Tax Distribution Homestead Property*



*From Dwayne McLachlan's presentation to the Association on April 21, 1999

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	Darcey McLaughlin . .	241 W. Drayton . .	542-4682
Treasurer	Eric Shapiro	429 W. Drayton . .	398-7886

Block Directors

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	Diane Dengate	436 W. Maplehurst	398-2251
Lower Maplehurst 156-391	Beth Breneau	304 W. Maplehurst	541-4489
Maplehurst Even Nos.	Allen Liggett	390 W. Maplehurst	541-0494
Lower Lewiston 156-490	VACANT		

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

Haven't Paid Your Dues Yet?

Block directors should be making the rounds soon. If they miss you at home, please drop off your annual payment of \$12 (\$1 toward dues and \$11 toward snow removal) to your block director. Remember, your dues covers luminaries each Christmas eve, the annual block party in June and the printing of this newsletter.

FYI: Neighborhood House Count

Upper Oakridge	31	Upper Woodland	40
Lower Oakridge	20	Lower Woodland	43
Upper Drayton	40	Upper Maplehurst	40
Lower Drayton	37	Lower Maplehurst	48
		Lower Lewiston	
		(north side only)	28

Total: 327

Happy Holidays!

Welcome new residents to our wonderful neighborhood. The Woodland Park Improvement Association has been around for 70+ years. We've seen many positive changes occur to this northwest corridor of Ferndale.

First, I would like to summarize a few of 1999 events. Recently, the Association has come to an amicable agreement with Thermo-Fire regarding the addition of a parking lot behind their building between W. Maplehurst and W. Lewiston. If you've been by there recently, you will see that work has begun.

It took two Planning Commission meetings and one Zoning Board meeting before the City approved Thermo-Fire's plan. Representing the Association at these meetings, I was very satisfied with the outcome.

At this time I would like to thank Bill and Carol Frederick (640 W. Woodland), Diane Fernandez (159 W. Maplehurst) and Allen Liggett (390 W. Maplehurst) for your participation toward resolution of this matter.

The Association is still in the process of securing an agreement with Wetmore's regarding guidelines surrounding a non-conforming parcel of land that they are using as a parking lot.

As 1999 draws to a close, we are at the crossroads on a few issues. Our treasurer, Eric Shapiro, advises that our bank balance is approximately \$1,500. This is

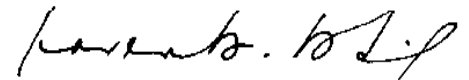
not enough money to cover snow removal, luminaries, block party funds and newsletter printing expenses for the coming year. Please pay your dues when your block director comes around so we can continue a long-standing Association tradition of providing these services.

I would also like to thank Tiffani Gagne (360 W. Woodland), Jill Lamphier (372 W. Woodland) and Claire Rasch (361 W. Woodland) for volunteering to chair our annual block party.

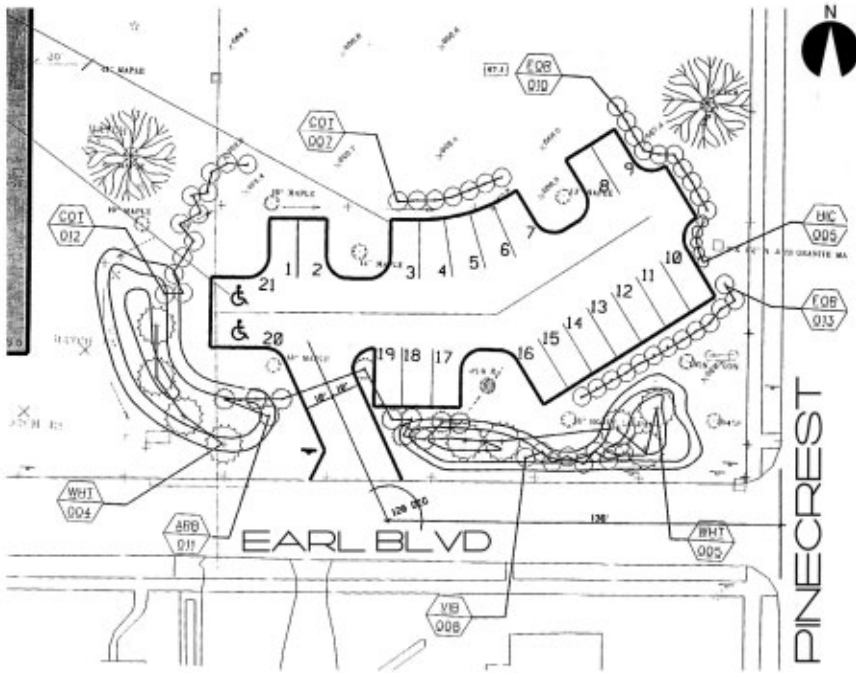
We are need of a block director for Lower Lewiston. If no one steps forward, there will not be snow removal this winter or luminaries on Christmas eve for residents on this street.

Please read about the proposed parking lot at the SE corner of Geary Park in the inside of this newsletter. I plan to attend on behalf of the Association to object to the proposal.

We make time for the things we truly want to do. We're always going to be busy. Our neighborhood is worth the time investment. Happy 2000!



Karen Breen-Bondie
President



Proposed Parking Lot at Geary Park

It has been brought to the attention of the Association that the City is holding a public hearing on Monday, December 13th at 7:30 during the regular City Council meeting regarding the status of a proposed parking lot.

The City, in 1998, began construction on a 16 space parking lot at the SE corner of Geary Park. The residents along Earl Blvd. banded together and provided the City with a signed petition halting its construction.

The residents, as an alternative, suggested that the street be turned into a one-way street, allowing parking on the north side (rather than the south as had been permitted in the past). This re-configuration would allow 15 extra parking spaces.

On June 28, 1999, Earl Blvd. was designated one-way. The City stated that they would attempt this for five months and revisit their

position at that time. The City is now proposing a 20 space lot.

That follow-up meeting was supposed to be held on Monday, November 22nd but was rescheduled for Monday, December 13th.

I have three children who use this field each spring and fall. My concerns about this plan are as follows:

1. Appearance: A parking lot along Pinecrest would blemish the visual appeal of the park;
2. Need: The addition of 15 parking spaces created by allowing parking along the north side of Earl Blvd. seems to have alleviated much of the parking problem and certainly made it much safer for everyone because they no longer have to cross the street to enter the park. Is it really necessary to forsake precious park land for a parking lot?
3. Ingress and Egress: I envision difficulties turning around and backing out of this lot when it is full (with cars behind one another causing a big traffic jam along Earl Blvd.).

If you have any questions or ideas you would like to share but cannot attend the meeting, please call Linda Cooke at 399-0343 or Gloria Wojda 398-0498.



This picture, facing Pinecrest and taken in the fall of 1998, shows where construction had begun on a parking lot in the SE corner of Geary Park.

homestead

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Lower Lewiston* 156-490	Anne Williamson	414 W. Lewiston	542-3985
	Heather Kolwich	372 W. Lewiston	545-9140

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		Lower Lewiston *north only	28
		Total Households in WPIA	327

Holiday Greetings!

This year certainly did fly by! At this time last year we were fretting Y2K. This year wasn't a very active year for the association. That's good and bad.

I apologize for failing to organize and plan an annual meeting in the spring. After an eight year "stay-at-home mom" stint, I returned to work full time at the beginning of the year.

My attempts to secure our previous DDA manager as a speaker for our annual meeting were futile. Perhaps I will be more successful with the new manager, Cristina Sheppard-Decius. Watch for the spring newsletter for date, time and location.

Many of you may have noticed that the parking lot behind Revolution Gallery was completed in the spring. My thanks again to the residents that helped in the planning: Bill Frederick, Allen Liggett and Diane Fernandez.

The association would also like to extend thanks to Kevin Breck for his continued legal counsel; it is very much appreciated.

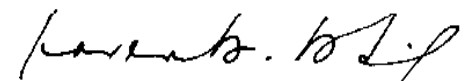
Please pay your dues when your block director comes around so we may continue to provide the long-standing Association services such as snow removal, luminaries and the block party.

Speaking of the block party, due to construction along Livernois this summer, we had to cancel this year's picnic. We are looking forward to next summer's party. We're shooting for a Saturday in June. Watch for future information!

Many residents turned out at the City Council's meeting last December in opposition of the proposed parking lot at the SE corner of Geary Park. The Council decided to put the parking lot plan on hold and to revisit making Earl Blvd. a one-way street or

leave as-is (parking was moved to the north side of the street) until the fall of 2000. I have not heard whether or not the city has proposed any further changes.

Wishing you a happy and prosperous 2001!



Karen Breen-Bondie, President

"Welcome new residents to our wonderful neighborhood. The Woodland Park Improvement Association has been in existence for 70+ years. One of the oldest in the state."

Treasurer's Report

Eric Shapiro reports that we collected only \$2,856 last year; our goal is \$3,924. Each year we pay out between \$3,500 and \$4,000 for snow removal services. As you can see, this doesn't even cover costs for the block party or the printing of this newsletter.

We *finally* have two block directors for lower Lewiston, which will help in our shortfall. Thank you Anne Williamson and Heather Kolwich for stepping forward! We are excited to have Lower Lewiston represented.

I know a few of you take a hard and fast stand against paying for snow removal services and would rather do it yourself. If you have a hard time justifying the payment for a job you already perform, why not consider it a "donation" to your neighborhood fund? Many of our senior citizens DEPEND ON THIS SERVICE. In the name of goodwill, I urge you to reconsider.

Here is the breakdown, by street:

Upper Oakridge - 25 out of 31
Lower Oakridge - 19 out of 20
Upper Drayton - 35 out of 40
Lower Drayton - 30 out of 37
Upper Woodland - 40 out of 40 YEAH!
Lower Woodland - 43 out of 43 GREAT JOB!
Upper Maplehurst - 28 out of 40 } C'mon Maplehurst, we're counting on YOU!
Lower Maplehurst - 17 out of 48
Lower Lewiston - 0 out of 28 No block director in 1999; Help 'em out this year!

We're looking forward to providing you with these services for many years to come.

Home Security: While You're On Vacation

Before You Leave:

Lock your doors and windows. (many criminals enter through unlocked doors and windows)

Ideally, you or someone knowledgeable should inspect your locks, doors, and windows to determine whether they are adequate and well-installed.

Do not leave a spare key outside your home.

Make a checklist of security precautions you want to go through before you leave. Check each item off as you do it.

Store valuables securely, preferably somewhere else. If this isn't possible, at least don't leave them out in the open.

Leave an itinerary with someone you trust in case of an emergency.

(Continued)

Don't advertise your travel plans to casual acquaintances or strangers.

Don't load your car the night before. Load it just prior to leaving.

Your Place Should Look and Sound like You Are Still Home:

Put lights on timers. Outside lights should be turned on at night either by a friend or with a timer. Never leave the house dark.

If it's possible, have a friend stop by to take in your mail, newspapers and other deliveries. If this isn't possible, cancel all deliveries and mail.

Arrange to have your lawn cut/snow shoveled while you are away.

Arrange to have garbage put out for pickup.

Leave shades/curtains in the position they would normally be while you're home. If this isn't possible, leave them closed.

Have a radio or TV on a timer and set to a talk-show station.

If you have a dog, arrange for it to be fed, watered, walked etc. at home rather than taken to a kennel.

Some General Guidelines for Home Security:

Do not leave notes on door indicating anticipated time of return.

Close curtains at night.

Make sure exterior lighting is adequate. Motion detectors/dusk detector outdoor lighting is good to invest in.

Don't give personal information to strangers over the phone.

Report repeated nuisance and obscene telephone calls to the telephone company. Don't talk or debate such a caller. Record time/date of each incident.

Install good locks on doors and windows.

Inventory expensive items you own. This can be done in written form, photographically or with a video camera.

The last is actually the easiest.

Window mounted air conditioners should be anchored to prevent removal.

If you believe someone is in your home, call the police.

Don't admit someone claiming to be a delivery/repair person until you confirm their identity; especially if you did not order anything.

Neighborhood Watch Concepts Should Be Implemented:

Know your neighbors.

Work together for your mutual security.

Report any unusual or peculiar activity.

Know your local police officers.

And remember, lock your doors and windows.

For an online version of this and future newsletters, visit the Woodland Park Improvement Association's website at <http://hometown.aol.com/kbbondie> (follow the WPIA link at the bottom of the page). I also plan to create a newsletter archive. Keep checking for additions and changes!

homestead

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 Treasurer Phil Kauffmann 225 W. Woodland . . . 545-3354 n/a

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 Lower Oakridge 225-391
 Jess Soltess 391 W. Oakridge . . . 547-4770 ssoltess@aol.com
 Upper Drayton 416-671
 George Tarvis 467 W. Drayton 547-5722 gtarvis@aaamichigan.com
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 Dianne Carolan 274 W. Woodland . . . 398-4077 carolan@gatecom.com
 Upper Maplehurst 415-667
 Leslie Oliva 603 W. Maplehurst . . 398-9747 leslieoliva@home.com
 Diane Dengate 436 W. Maplehurst . . 398-2251 dengate436@aol.com
 Lower Maplehurst
 156-390 Even . . . Allen Liggett 390 W. Maplehurst . . 541-0494 n/a
 159-391 Odd . . . Beth Breneau 304 W. Maplehurst . . 541-4489 n/a
 Lower Lewiston
 156-490 Even . . . Anne Williamson 414 W. Lewiston 542-3985 gwilliamson@ameritech.net
 Heather Kolwich 372 W. Lewiston 545-9140 heatherkolwich@yahoo.com

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

FYI: Neighborhood House Count

Upper Oakridge . . . 31	Upper Woodland 40
Lower Oakridge . . . 20	Lower Woodland 43
Upper Drayton 40	Upper Maplehurst 40
Lower Drayton 37	Lower Maplehurst 48
	Lower Lewiston (north side only) 27
Total Households in WPIA: 326	

President's Corner

As of the beginning of 2001, we have a new treasurer, Phil Kauffmann. Many of you know Phil as the former block director of Lower Woodland. I look forward to working with him. This also gives me the opportunity to thank Eric Shapiro for the many years of service he provided us as past treasurer. Thank you, Eric!

As many of you can attest, the Christmas luminaries were beautiful. This time intensive project isn't possible without the diligent work of Carol Frederick, Bill Frederick, Gordy Oliva and all the block directors. Great job, everyone!

As you can see by the notice on this page, the annual meeting is coming up. In addition to the noted speakers, some of the topics we will be discussing are snow removal alternatives, the block party, traffic concerns and a dues increase.

Please mark your calendar, it will give you an opportunity to see what your tax dollars have provided in terms of school improvements.

Treasury Report

We've implemented a few changes in the way we track dues collection. I created a spreadsheet that will track year-to-year collections from each resident and will alleviate any long-hand computations that we use to come up with our collection percentages.

Phil will manage the entire spreadsheet and each block director will manage their street.

Speaking of which, here are the most recent collection averages:

Upper Oakridge . . .	77%
Lower Oakridge . . .	60%
Upper Drayton	53%
Lower Drayton	59%
Upper Woodland . . .	83%
Lower Woodland . . .	93%
Upper Maplehurst . .	98%
Lower Maplehurst . .	42%
Lower Lewiston	67%

Total 70%

I am very pleased with the progress we have made in these few short months. I commend all the block directors for their diligent work and I would also like to thank each and every resident who

Annual Meeting

Tuesday, March 27th
7:00p

Roosevelt Elementary's New Media Center

Speakers:

Gary Meier
Superintendent, Ferndale Schools

Cristina Sheppard-Decius
Manager, Ferndale Downtown Development
Authority

came forward to pay their dues. We were able to contract for snow removal for February and March and if you noticed, our contractor did remove the little amount of snow we received the week of March 5th.

There are a few issues that will be presented and voted on at the annual meeting concerning dues and future plans for snow removal.


WPIA Website

For an online version of this and past newsletters, visit the Woodland Park Improvement Association's website at <http://hometown.aol.com/kbbondie/wpia.html>. Our newsletter archive goes back to the 1980s and the website also includes a list of all the directors and their addresses, phone numbers and email addresses and bylaws.

Thank Your Block Director

Please take the time to thank your block director for all the work he or she does to ensure our terrific Association remains intact and productive.

I could not do this job without them.


Karen Breen-Bondie
President



2001 Block Party!

Tiffani Gagné, Clare Rasch and Jill Lamphier are busy planning this year's block party. It is set for:

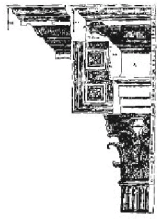
**Saturday, June 16th
1:00pm**

Livernois between Drayton and Maplehurst Aves.

If you're a new resident or have never attended our block party, here's the scoop. All residents of the block association are invited. Livernois is blocked off between Drayton and Maplehurst Avenues. Hot dogs are provided and families are asked to bring one food item. Table and chairs are set up, although it's usually a good idea to bring a few chairs of your own. Food is placed on a long table and as the grilling begins, everyone helps themselves to the goodies.

More detailed information will follow as the date approaches. This is a wonderful opportunity to meet your neighbors. Other activities are also planned.

They have asked for volunteers to help them with setting up tables, chairs and refuse containers. They are also asking for donations toward a raffle. For further information, please contact Tiffani at 542-8555 or at tifgagne@ix.netcom.com.



homestead

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	Total 326

President's Corner

With the block sale approaching, we wanted to send this as a last reminder (inset). Carol Frederick and Paula Wolfston have really done a terrific job of organizing this event. It isn't too late to participate. Give Carol (547-9389) or Paula (591-9596) a call!

Salon, Ferndale Foods, Alpha Services, Clowns of Color, Ferndale Fire & Police Departments and Keith Weber-Century 21. We encourage you to patronize these businesses and let them know how much we appreciate their support.

We also had a terrific time at the Block Party that Gordy Oliva and Allen Liggett organized. Gordy and Allen would like to thank Carol Frederick and Clare Rasch for manning the registration table, Bill Frederick for grilling, Jeff Kercorian and Scott Sobolewski for setting up, Rev. Maxwell at St. Luke's Church at Lewiston & Livernois for tables, Ric and Lisa Pawloski for use of their grill and Tiffani Gagné for the use of a kiddie pool. To the many others who helped; thank you very much.

**Neighborhood
Block Sale
Friday, August 25th
&
Saturday, August 26th
8:00a - 6:00p**

We have two new block directors: Lower Oakridge-Andrea Townsend, replacing Jess Soltess and Upper Maplehurst-Lisa Pawloski replacing Leslie Oliva. Thank you for stepping forward Andrea and Lisa!

Karen Breen-Bondie
Karen Breen-Bondie

**Gerry Kulick
Community Center**

For those of you who missed the story in The Mirror (8/12/01), the Ferndale Recreation Department will be holding a "shower" for the Gerry Kulick Community Center on Sunday, August 26th from 2-4pm. Since the shower immediately follows our Block Sale on Friday and Saturday, we thought that if you had toys and games in very good shape with all the pieces included, you may want to donate them to the Community Center. **Ⓟ**

In addition, everyone is invited to contribute individually by visiting either Target or Toys-R-U's and getting the list of items that have been registered for. The community center is registered under the lullaby club gift registry at Target (Ferndale Kulick Ctr) and under the children's registry at Toys R Us (Kulick Ctr [last], Ferndale [first]). Unfortunately, neither registry is available online.

The block association officers are currently reviewing our financial situation in order to determine how much we can donate on behalf of the WPIA.

The dedication and grand opening is scheduled for Saturday, September 22nd.

Treasurer's Report

Here are the most recent collection averages from Phil Kauffmann:

Upper Oakridge	81%
Lower Oakridge	90%
Upper Drayton	53%
Lower Drayton	73%
Upper Woodland	93%
Lower Woodland	93%
Upper Maplehurst	98%
Lower Maplehurst	56%
Lower Lewiston	70%
Total	78%
Bank balance	\$1,799.78

WPIA Website Address Change

For an online version of this and past newsletters, visit the Woodland Park Improvement Association's website at <http://hometown.aol.com/wpiaferndale>.

Featured Homes

Beginning with this issue, I would like to feature at least one Association home per issue. Would you like your home featured or like to nominate a home? Let me know!

Annual Meeting Summary

We had a wonderful turnout for the annual meeting back in March. Gary Meier, Ferndale Schools Superintendent and Cristina Sheppard-Decius, DDA Manager, were our featured speakers.

A number of topics were covered including increasing yearly membership dues. After a brief discussion, a motion was made, seconded and voted upon. An increase from \$12 to \$15 was voted unanimously in favor.

Block directors will also begin collecting in the third quarter for 2002 dues. If you would like to save your block director some time and legwork, please drop off a check for \$15 to their home (see back page for listing). Please make sure your address and phone number appear on your check. If you drop off cash, please include a note with your name, address and home phone. If you have an email address, please include that too.

The Snow Removal Committee presented a comprehensive study of alternatives. After much discussion, a motion was presented and passed unanimously to stay with the current contractor and continue to explore other options for the Association for snow removal. Further discussion will take place during the next annual meeting in March.

Traffic Committee

Due to some restructuring of this committee, we will give a report of their findings and standing with the City of Ferndale and the Police Department at a later date.

Kids' Perspective

I thought it would be a nice change of pace to get a kid's perspective of living in Ferndale. We start this issue with the following article from Peter Ciaverilla, our featured writer.

It would also be interesting to hear from long-standing residents. What changes have you seen? What has surprised you the most? What was the downtown area like? You get the picture. Send me your article, 250 words or less, via email (kbbondie@aol.com) or drop it off at 657 W. Drayton. I would be very happy to publish your contributions.



Living In Ferndale

By Pete Ciaverilla

This is a brief perspective of Ferndale from a 13 year-old's point-of-view.

In the ten years that I have lived in Ferndale, many things have changed since I moved here. Certain things such as the schools have been positively and negatively affected. For example, all of our schools have been renovated within the last four years. The down side is the setup of the schools is changing because our enrollment is decreasing.

Proposed restructuring may mean that my younger brother, Andy, 9, will have to cross Woodward for fifth grade, while a perfectly good elementary school is situated right up our street. High school will enslave me in a year; the four-year sentence would seem a lot shorter if they had an ice hockey team!

However, I don't want to get down on Ferndale, for it has many good qualities. One of those qualities is the fact that I can go anywhere in the city I'd like, by either walking or riding my bicycle. I've established many friendships of all ages. It's also very nice having my grandparents right around the block.

Drive out to Novi or Troy and many people don't know their next-door neighbor. I can talk to my neighbors everyday about yesterday's Red Wings game because we have such a tightly woven community.

The arts, unique restaurants, convenient shopping, we've got it all!



467 W. Drayton

Owners: George and Gay Tarvis **Style:** Craftsman bungalow
Children: Garrett, 20 and Gretchen, 16 **Square Feet:** 2500
Pets: A dog, Oliver **No. of Rooms:** 10
Years at this Residence: 23 **Bedrooms:** 4
Year House was Built: Early 1920s **Baths:** 2
Price Paid for the House in 1985: \$49,500

Interesting facts: George and Gay are the fifth owners of this unique home. John Thomas, a longtime Association resident and neighbor of the Tarvis's, recounted that it took the builder, who was also the original owner, six to seven years to build this home. The original owner hauled all the boulders by horse and buggy from a stone quarry in Pontiac.

Mr. Thomas also relayed that the house was built by the same builder as the other stone house on Maplehurst (see reverse).

In the years that they have lived here, they have remodeled the kitchen, sanded the hardwood floors and done minor home improvements.



519 W. Maplehurst

Owners: Don and Carol Mullan **Style:** Craftsman bungalow
Children: Carol has two grown children **Square Feet:** 1400
Pets: 2 dogs, 4 birds **No. of Rooms:** 8
Years at this Residence: 16 **Bedrooms:** 3
Year House was Built: Approx. 1917 **Baths:** 1.5
Price Paid for the House in 1985: \$52,000

Interesting facts: Don and Carol can be seen around the neighborhood walking their scottie and westie. They are the sixth owners of this stone house. They keep their birds (two large and two small parrots) in a separate room off of the dining room. Pictured below is their living room.

One of their neighbors mentioned that this house was the second house on the block to be built. The Mullans have remodeled the kitchen, installed central air and replaced the windows.

When they noticed that an oak tree was dying, they commissioned a Hazel Park artist to carve a blue jay as a memorial to their bird.



homestead

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	Lower Lewiston (north side only) 27
	Total Households in WPIA 326

President's Corner

Even with the weather so unseasonably warm, it is still nice to know that the first payment to our snow contractor has been made. Now it is up to each and every one of us to contribute towards your association dues for 2002.

Many of us probably haven't been thinking about snow removal or annual dues, but it is indeed the season. If your block director hasn't begun their collection rounds, they soon will. This year, we have raised our dues from \$12 to \$15. Snow removal 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 keep in mind that your dues funds a number of additional association activities: Christmas eve luminaries, the summer block party, snow removal and this newsletter.

Have you tried to make it to one of our meetings, but something came up at the last minute? Have you wondered what was discussed? Well, you're in luck! Now you can see the minutes of our

meetings online. Visit our website at <http://hometown.aol.com/wpiaferndale>. Once there, you will find a newsletter archive, a listing of our board of directors and FAQs (Frequently Asked Questions) about our organization. We'll save a space for you at our next meeting on Tuesday, March 26th.


WPIA Annual Meeting

Tuesday, March 26

7pm

Roosevelt Elementary

If you are missing plastic bowls and serving plates from the block party, call me. I have about 4 or 5 different ones that were left behind. Happy Holidays!


 Karen Breen-Bondie

Treasurer's Report

Here are the final 2001 collection averages from Phil Kauffmann:

Upper Oakridge	81%
Lower Oakridge	90%
Upper Drayton	53%
Lower Drayton	78%
Upper Woodland	93%
Lower Woodland	93%
Upper Maplehurst	98%
Lower Maplehurst	69%
Lower Lewiston	70%
Total	80%
Bank balance	\$1614.46

Local Family Affected by World Trade Center Tragedy

By Scott Sobolewski

We all have been affected since the horrendous acts of 9/11/01. Some more than others, however.

Kia Pavloff-Pecorelli, a former Ferndale resident, whose parents, Berit and Lou Pavloff, still live on West Oakridge, lost her husband that day. Tom Pecorelli was on Flight 11, the first plane that hit the WTC. This needless loss is heightened by the fact that Kia and Tom were preparing for the arrival of their first child; Kia is approximately 27 week pregnant.

Many of you may be aware, but for those who are not, the Roosevelt PTA will be donating 50% of their fall fundraiser to the "For the Benefit of Kia Pavloff" fund. If you would like more information on this fund, please visit the memorial web site at <http://www.tompecorelli.com>.

I don't believe that any of us can comprehend what Kia and her family is going through. I just simply wanted to let everyone know that this travesty has tragically touched one of our own. Please keep Tom, Kia, the Pavloff and Pecorelli families in your thoughts and prayers.

Association Garage Sale

By Carol Frederick

The August Association Garage Sale had both great weather and participation. Over 20% of the Association residences signed up to join in the sale.

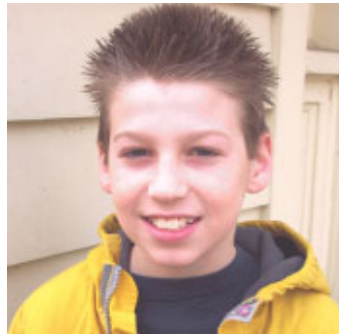
The sale was advertised in The Mirror, The Royal Oak Tribune and The

Observer & Eccentric Newspapers. Not only were items sold to customers who came from surrounding communities, but items were seen traveling only a few doors away. Many households turned their \$5.00 entrance fee into hundreds of dollars. And the best news of all.... the sale contributed \$155 to our general fund!

Living In Ferndale

By Kyle Breen-Bondie

Hi, my name is Kyle Breen-Bondie. I live on West Drayton and I love it here! Why? I like the schools because of their teachers and the classes. I like the parks, like Geary, for the in-line hockey rink and cool play structures there. I like Ferndale's ideas and how it is evolving. My brother, Ian and my sister, Molly and I are looking forward to the



school changes also.

I like the citizens. They are very nice and I have a lot of friends. I like the police and fire fighters because they are nice and very polite.

If it were up to me to either move or stay, I would stay--most definately!



500 W. Drayton

Owner: Keith Weber

Pets: Two dogs, Wacker and Cuddles

No. of Rooms: 10

Bedrooms: 4

Baths: 2 full, 2 half

Price Paid for the House in 1983: \$159,900

Style: Mediterranean Colonial

Square Feet: 2570

Years at this Residence: 8.5

Year House was Built: 1929

Interesting facts:

A few years ago, Keith added a Four Seasons Conservatory with hydronic heating beneath the floor tiles. The living room leads out to the conservatory.

Keith has a rather interesting basement that features many retro touches with a "Jetson's" feel.

I would like to feature at least one Association home per issue. Would you like your home featured or like to nominate a home? Contact me at kbbondie@aol.com or 399.2607.

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		Total Households in WPIA	326

President's Corner

We're getting a fabulous start on summer so far. School's out! Let the fun begin!

Some 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 in this tradition of community involvement.

What does the Woodland Park Improvement Association do? What does it stand for?

Through eight decades, this organization has contributed to the stability and value of our neighborhood. The Association would not be the success it is today without the contribution of many giving volunteers.

We have sought to protect our territorial boundaries, worked with the city to monitor and control traffic patterns, organized yearly block parties to instill a sense of community, placed luminarias out on Christmas eve and provided snow removal, for a nominal fee, to all residents.

As with all organizations, we continue to evolve. Here are some of the changes I have to report in our executive board and block directors.

Lisa Canada, our 2nd VP, has stepped down and filling her vacancy is Anne Williamson, one of Lower Lewiston's block directors. Anne thought we

**WPIA Annual
Block Party!**

Saturday, June 29
Noon - 4pm
Details Inside

should recognize some of the beautiful homes and busy neighbors and, thus, will be heading up the Beautification Committee (see p. 3 for more information). Anne has some awesome ideas in store for us!

After many years of dedicated service, George Tarvis has stepped down as Upper Drayton's block director.

Thank you, George, for your dedication and hard work. It was a pleasure working with you.

George and Gay's stone house was featured in the August 2001 issue of Homestead (back issues--with color photos--are available online at <http://hometown.aol.com/wpiaferndale>).

Following in his footsteps, quite literally, will be Nicole Cotter and Judy Garlock. I have added their contact information on the reverse. Thank you Nicole and Judy for stepping up to the plate!

Just last week, Upper Maplehurst Block Director Lisa Pawloski moved back to St. Joseph, Michigan. If you live on Upper Maplehurst and want to lend a hand to Diane Dengate, please give her a call at 398-2251. I'm certain she would be very grateful.

Allen Liggett continues to seek volunteers and raffle prize donations for this month's block party (see enclosed flyer). For those of you who are interested in seeing how our organization works, are interested in meeting your neighbors or simply want to lend a hand, give Allen a call! The block party is always a great way to get your feet wet. It's a lot of fun!

Karen Breen-Bondie
Karen Breen-Bondie

Treasurer's Report

Phil Kauffmann reports that our present bank balance is \$1,508.57. We paid out \$4,000 from December through March to our snow removal contractor, Jack Aldred. Phil would like to thank all the residents who paid their dues and made his job a pleasure. Here is the street-by-street payment breakdown:

	<u>2002</u>	<u>2001</u>
Upper Oakridge	65% . . .	81%
Lower Oakridge	55% . . .	90%
Upper Drayton	90% . . .	53%
Lower Drayton	81% . . .	78%
Upper Woodland	85% . . .	93%
Lower Woodland	95% . . .	93%
Upper Maplehurst	80% . . .	98%
Lower Maplehurst	63% . . .	69%
Lower Lewiston	56% . . .	70%
Total	76% . . .	80%

Phil would like to point out that through discussions with the city and Mr. Aldred, it was the city plows that caused much of the slush on top of the sidewalks that made it difficult for Mr. Aldred to clear the sidewalk on affected streets. That is perhaps why dues collections on Upper and Lower Oakridge are low this year.

It isn't too late to get your 2002 dues up-to-date. You may pay dues at the block party on Saturday, June 29th or through your block director.

REMINDER: Block Directors will begin collecting dues for 2003 in the fall.

Annual Meeting

We welcomed Ferndale Mayor Bob Porter and Police Officer Steve LaRowe as our speakers for the evening. For a recap of everything discussed, please see the 4/16/02 meeting minutes (available online at <http://hometown.aol.com/wpiaferndale>). I will be following up with Mayor Porter regarding traffic concerns that resulted from our survey and concerns about mail delivery. It was also beneficial to have Ferndale Police Captain Tim Collins (a Woodland Park resident) present for our traffic discussion.

Upon assessing our bank charges from Comerica, it was decided that we will switch banks to Ferndale-based Credit Union One. Our treasurer, Phil Kauffmann, will look into the details of the change.

After a change of heart and a quick re-assignment of some job duties (thank you, Darcey and Carol), I am happy to report that I am NOT stepping down as president as I announced at the annual

meeting.

Block Sale News

Last August's Block Sale was a huge success! For the past few years, our Vice President, Carol Frederick, has been the organizer with the help of a few residents. Last year, resident Paula Wolfston joined Carol as Block Sale Coordinator.

Many of you have been inquiring as to when the next block sale will be held. Carol and Paula will be chairing block sales every 18 months so that all Fall/Winter and Spring/Summer seasons can be covered. Details for the 2003 Spring/Summer Block Sale will be forthcoming.

WPIA Website and Archive

Just a reminder that you can find past issues of Homestead, meeting minutes, bylaws and photos from our block parties at our website:

<http://hometown.aol.com/wpiaferndale>



**Woodland Park's
Beautification Committee
and Contest**

Our new 2nd Vice President, Anne Williamson, has initiated what we believe is the first beautification committee and contest for our neighborhood association and we are very excited! Allen Liggett and Darcey McLaughlin both volunteered at the annual meeting as committee members.

The award will be based on the overall appearance of the structure including landscaping and gardening. During the month of July, the committee will judge houses and select a finalist. The winner will be notified and a story and photo will follow in the next Homestead newsletter. Anne is also looking into presenting the winner with a custom-made brass plaque. Good luck to all!

If you are interested in participating on the committee or have any questions, please contact Anne at 542-3895.

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President's Corner

Belated season's greetings and happy new year!

A slight error prevented the newsletter from being distributed in December.

We've been busy this year working on a number of new and exciting things. Our last newsletter (*available online at <http://hometown.aol.com/wpiarendale>*) introduced the Beautification Award Program to all homeowners (see Anne Williamson's column in this issue).

Our executive board last met in August when our snow removal contractor offered the Association the opportunity to purchase his equipment. It was unanimously decided that we would not purchase his equipment. We will continue to contract snow removal with him until we either find a cheaper source or he no longer is able to provide services. As always, if you have a resource for us, please contact me.

At August's meeting, our Association joined the Woodward Avenue Action

Association (WA³). Information about this non-profit organization can be found at www.woodwardavenue.org. I am sometimes notified of sales that businesses along the Woodward corridor offer to WA³ members. The most recent was 20% off at Borders Books in Birmingham. The easiest way to pass along this type of information is

WPIA Meetings:
Block Directors' Meeting
Tuesday, Jan. 28th

Annual Meeting
Tuesday, March 25th
Roosevelt Elementary Media Ctr. 7pm

via email. If you are interested in adding your name to the email distribution list, please email to me at kbbondie@aol.com and include WPIA in the subject line.

Luminaries were set up by your block director. They do such a terrific job! Thanks to Bill and Carol Frederick for purchasing the supplies and distributing. Bill and Carol have been doing this each year for as long as I can recall.

Lastly, welcome new residents to our neighborhood. This newsletter is printed roughly twice a year and distributed by our wonderful block directors. In addition to the things I've already covered in this article, we also provide snow removal to the city sidewalks from December through March. We are dependent upon prompt payment of annual dues to your block director in order to provide this

service. Please help them out by either paying when they visit door-to-door or by dropping off your payment to their home. Dues for 2003 are now due in the amount of \$15. If you are interested in what we've been up to, you will find copies of archived newsletters online. There also is a FAQ area for those who want to know more about our organization.

Karen Breen-Bondie
Karen Breen-Bondie

P.S.: Our 2003 Annual Block Party is scheduled for Thursday, June 12th. Details in our next newsletter!

Treasurer's Report

By Phil Kauffmann

The bank balance of our Association stands at \$330.36. The first snow removal payment of \$1,000 for this winter has been made.

It is imperative that dues and snow removal collections begin this month. Last year at this time we had a bank balance of \$1,517.92. We collected slightly more money this year as compared to last but our expenses were up.

Dues and snow removal income for 2001-02 was \$3,779 as compared to \$3,422 the previous year. There were more funds collected this year, but the participation was off: 77% compared to 81% last year. Our potential income from 326 households is \$4,890. We need to make an all out effort on collections this year and it needs to begin now.

The following is an analysis of the percent of collections by street:

	<u>2001</u>	<u>2002</u>
Upper Oakridge	81%	65%
Lower Oakridge	95%	55%
Upper Drayton	53%	90%
Lower Drayton	81%	81%
Upper Woodland	93%	85%
Lower Woodland	93%	95%
Upper Maplehurst	95%	80%
Lower Maplehurst	75%	67%
Lower Lewiston	70%	56%

Block Directors: Please turn monies in to me as soon as they are received. Let's make this a banner year for collections!



Snow Removal Obstacles

We've only had one snowfall since this newsletter has gone to print, but there are probably new residents wondering who it was driving that mini-Jeep brushing the sidewalks. Sidewalk snow removal is not a city service. It is paid for by the yearly membership dues.

If you have special ornamentation near the sidewalk that you put up (that is-- hopefully--removable), it is suggested that you remove it during the winter months and perhaps put it back in its place in the spring. While the vehicle's brush is as wide as the sidewalk, the speed at which the vehicle travels doesn't always lend itself to plowing a perfect swath.



2002 WPIA Beautification Award

By Anne Williamson

The Woodland Park Improvement Association voted their first "Beautification Award" to Neil Wilson and Al Tetkowski at 331 W. Drayton.

Neil and Al's house received the most number of votes from voting block directors who focused on their attention to landscaping and overall appearance. They will receive a full sized version of the custom-made house plaque shown above to display on the exterior of their home. Congratulations Neil and Al!!

The Beautification Committee will once again be compiling votes and looking for houses that add beauty to our neighborhood. Watch for the spring newsletter for more information.



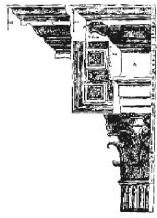
A Home With Character

By Lesley Ciaverilla

Are you familiar with the HGTV show "If Walls Could Talk"? Plenty of history abounds when living in an older community with unique architecture. One such example is

the home at 607 W. Oakridge. William A. Fisher, one of the original Fisher brothers and president of Fisher Body Corporation, bought this vacant lot in February of 1927. He then had the home built which remained in his title until 1943. He deeded it for \$1.00 to his chauffeur, Mr. Crookshank as a retirement gift. What a guy!

Steve Powell and his wife lived in the home for many years and have since passed away. They may have been the third owners. This distinctive is home currently on the market for someone to discover.



**Woodland
Park
Improvement
Association**

March 2003

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President's Corner

As I type this, I am relieved that we are finally enjoying some terrific weather. It is also a great time to remind all residents of the upcoming events our Association has planned.

Annual Meeting

Please join us at Roosevelt Elementary on Tuesday, March 25th for our annual meeting. We have two speakers planned: Byron Photiades, DPW Director and Marsha Mellert, Recreation Director. Come to hear what services the DPW and Parks & Recreation Department provide and find out what is in the works. There will also be a Q&A session. Come with your questions!

Association Block Sale

It's time again to sort and tag those has-been household treasures and get ready to turn them into cash! Mark your calendar for Saturday and Sunday, May 17th and 18th for our spring WPIA Block Sale.

Gretchen Benson, Katrina Collins and Carol Frederick have volunteered to put together our spring WPIA sale. If you're interested in participating in the sale contact your block director, after the annual meeting, and sign up! A \$7 household fee at sign-up will cover the cost of advertising the sale in three local papers. The block sale is held every 18

months. If you have questions, please contact Carol at 547-9389.

Annual Block Party

Due to popular demand, we have moved the annual block party from a Saturday afternoon back to a Thursday evening.

Aimee Fretwell is busy planning our annual party. She is looking for volunteers to help on the following committees: set-up, clean-up, donations and entertainment. If you've been waiting for an opportunity to get to know your neighbors and help our Association—give Aimee a call at 548-1922 or majfretwell@earthlink.net.

ABC

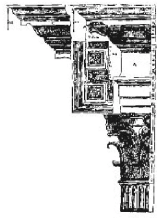
Karen Breen-Bondie
President

WPIA Calendar:

Annual Meeting.....Mar. 25
Roosevelt Elementary Media Ctr. 7pm

Block Sale.....May 17 & 18

Block Party.....Thurs, June 12



**Woodland
Park
Improvement
Association**

homestead

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 Vice President Carol Frederick 640 W. Woodland . . 547-9389 bfrederick@wwnet.net
 2nd VP Anne Williamson 414 W. Lewiston . . . 542-3895 gwilliamson@ameritech.net
 Secretary Darcey McLaughlin . . . 241 W. Drayton 542-4682 darceym@home.com
 Treasurer Katrina Collins 550 W. Oakridge . . . 547-0609 katrinacollins@wideopenwest.com

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 Heather Kolwich 372 W. Lewiston . . . 545-9140 heatherkolwich@yahoo.com

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

FYI: Neighborhood House Count

Upper Oakridge	31	Upper Woodland	40
Lower Oakridge	20	Lower Woodland	43
Upper Drayton	40	Upper Maplehurst	40
Lower Drayton	37	Lower Maplehurst	48
		Lower Lewiston (north side only)	27
Total Households in WPIA			326

President's Corner

Another summer is soon approaching and it's time once again for the annual block party. Due to popular demand, we have moved the party back to a weekday. Please see page three for all the details.

I would also like to thank Phil Kauffmann for his contributions over the past two and a half years as Treasurer. It was a pleasure to work with such a fastidious and conscientious long-time resident.

Stepping in as our new Treasurer is past Upper Oakridge block director, Katrina Collins. I've had the pleasure of knowing and working with Katrina over the years at a multitude of PTA functions. From what I am able to discern, Katrina has been a block director since at least 1995 or 1996.

Stepping in to fill Katrina's shoes is Debbie Sobolewski, who lives at 641 W. Oakridge. Debbie is a nine-year

resident. I'm looking forward to working with both ladies in their new capacities.


Since the last newsletter, our block party chairperson's family has relocate out-of-state. Judi Near-Hunt, 43rd

District Court Judge Keith Hunt's wife, will be our new Block Party Chairperson. She is busy acclimating herself to the position.

If you have any questions or suggestions, please contact her at 543-1572. As always, volunteers are always welcome. Please call Judi to see where your services can be used. Thanks, Judi!

There will be a registration table at the block party, be sure to sign in so we can gauge attendance. You may also pay your annual dues at the registration table as well.

Thank you, Carol Frederick and Gretchen Benson, for chairing this spring's block sale. See Carol's article on page two.


 Karen Breen-Bondie

**2003
Block Party
Thursday, June 12th
6:00 - 9:00 p.m.
Details Inside!**



Woodland Park President Karen Breen-Bondie presents Neil Wilson of 331 W. Drayton with the First Annual Beautification Award.

2003 Woodland Park Beautification Award Contest

It's time for the second annual Woodland Park Beautification Contest. The award is based on the overall external appearance of an Association dwelling, including, but not limited to, landscaping and gardening. During the month of July, the executive committee and block

directors will judge houses and the committee will select a finalist. The winner—a WPIA member in good standing—will be notified and a story and photo will follow in the next Homestead newsletter. Good luck to all!

If you have any questions, please contact Anne Williamson at 542-3895.

Annual Block Sale Recap

By Carol Frederick

There were 40+ homes who participated in our Association Garage Sale. Many of those participants turned their \$7 investment into hundreds. Not a bad return for a slow economy!

Customer traffic was steady and then slow as the threat of rain moved in over the weekend. Anyone who participated and has not been able to submit their \$7 fee can do so at the Block Party or to their block director. It can also be turned in to Katrina Collins, the Association's new treasurer. Call me at 547-9389 if you have any questions.



Don't forget to mark your calendar for our next sale, targeted for August 2004!



Woodland Park's Annual Block Party

The annual block party will be held **Thursday, June 12, 2003** from 6:00 - 9:00 pm on Livernois between Drayton and Maplehurst (Woodland will be completely blocked).

Each household should provide their own chairs and a dish to pass. We are suggesting your contribution be from the following:

- Lewiston: Appetizers and munchies
- Maplehurst: Salads and fruits
- Woodland: Casseroles and veggies
- Drayton: Desserts
- Oakridge: Ice and Drinks

Tables, grills, hot dogs, paper plates, utensils and, hopefully, great weather will be provided. Bring anything special you would like to eat or drink.

The block party committee is looking for volunteers. Help is needed for the following:

- Setup at 4:30pm
- Grillers
- Cleanup
- Volunteers to man the registration table and accept WPIA dues or Block Sale payments

Activities:

- Ferndale Police D.A.R.E. squad car with Sno-Cones
- Ferndale Fire Dept. fire truck. Talk with the firemen and inspect the truck
- Sidewalk chalk

Contact Judi Near-Hunt at 543-1572 (or jnearhunt@aol.com).

SEE YOU AT THE PARTY!

Rain Date: Friday, June 13, 2003



hometown

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WPIA Residents:

You can win \$2,000 with a Ferndale Educational Foundation (FEF) Raffle Ticket!
 ●2nd Prize: \$500 ●3rd Prize: \$250

Tickets are \$10 each or six for \$50. Mark your calendar for the **Ferndale Educational Foundation's annual community fundraiser on Friday, February 6 from 7:00pm to midnight at Club Venetian in Madison Heights.** Tickets are \$35 per person. Buffet dinner, dancing, raffles and a live auction. Proceeds will go into our childrens' classrooms through innovative programs initiated by Ferndale teachers and staff, and tutoring programs promoting excellence in education. For more information on the Foundation, raffle or event tickets contact Carol Frederick or Katrina Collins, FEF Trustees. See contact information above under Officers.



President's Corner

Welcome new residents to our beautiful neighborhood. To bring you up-to-speed on our background and history, please visit our website at www.hometown.aol.com/wpiaferndale. 2004 marks our 80th year anniversary!

After 34 whopping years as block directors, Carol Kauffmann and Dianne Carolan have stepped down to enjoy their respective retirements! It has truly been a pleasure working with these fastidious ladies. They are strong supporters of Ferndale and our neighborhood. Bravo for all those years that you've been there for us!!

Dianne and Carol have nominated Susan Nash to take over their vacated position. The Association welcomes Susan as Lower Woodland's new block director. Thank you and welcome aboard Susan!

As you may have heard, the City of Ferndale would like to sell two parcels of property that fall within our Association boundaries. They are located on the north side of West Oakridge between Livernois and Woodward (parcels are each marked with a sign that denotes "B" and "C").

It is the position of the Association that the proposals be defeated (by voting "NO" on B & C). I have asked Bill and Carol Frederick to provide us with their professional viewpoint. They are both members of The American Institute of Architects, 20+ year residents and very active WPIA board members :

"Carol and I have reviewed lots "B" and "C" on Oakridge relative to the proposal allowing the City to sell these lots. It appears that neither lot would be able to meet set back requirements for their current zoning and that a variance would be required to develop these lots.

As professionals, we believe that variances are a valid avenue in the development of property when hardships exist or when circumstances warrant. However, in this case we believe a variance would not result in a development that is in keeping with the character of the residences in the present neighborhood. Considering the small size of the property and the unusual shape of the lots, we would oppose any variance. We would also oppose any rezoning of these lots.

The City currently owns these lots and defeat of this proposal would not present an economic hardship for any individual. Because the City presently owns these properties, we believe the best use for these properties is to continue as a natural, green space park area. In an era of dwindling availability for recreational and green space areas, it is the most appropriate course of action.

William A. Frederick, Jr., AIA

Carol A. Frederick, AIA

By halting the sale of this property, we maintain the character and charm of our subdivision. We hope you agree and will vote NO on Proposals B and C.

Katrina Collins, our new treasurer, has asked that I remind all block directors to begin dues collection. Presently, we do not have enough money to cover our December 1st snow removal payment.

A reminder to all residents: If you have decorative lawn ornamentation near city sidewalks, please make sure it is removed or out of the way for snow removal.

Watch for our December newsletter for the announcement of the 2003 WPIA Beautification Award, another featured WPIA home and historical musings from one of our residents...and more!

Karen Breen-Bondie
 Karen Breen-Bondie

Tuesday
November 4

Vote "NO" on
Proposals B & C

homestead

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Lower Woodland 43	(north side only) 27
	Total Households in WPIA 326

Historic Photos Courtesy of Ferndale Historical Museum
 Visit our website at <http://members.aol.com/wpiaferndale>

President's Corner

Happy Holidays to All!!

New Residents: Welcome to our unique neighborhood. The association was formed in 1924 and is the oldest neighborhood association in the state. We will be celebrating our 80th year in 2004!

Thank you for making this year a very active one for the association. It took many volunteers! As a result, this will be an expanded edition of the newsletter. This newsletter is usually published three to four times a year. Ferndale architect and Pleasant Ridge resident Marie Haener-Patti has offered to underwrite our cost of reproducing the newsletter. In exchange, we will be using her businesses' logo as advertising space.

Thank you, Marie, for your generous offer.

Bill and Carol Frederick are in charge of distributing luminaries to the block directors each year. They all do a wonderful job to make our streets look so festive. A huge thank you to everyone!! For many years, the block directors of our Association have placed white paper bags filled with sand and one votive candle up

and down our streets.

One of Upper Drayton's block directors, Nicole Cotter, has moved. Good luck Nicole in your new home and thank you for your years of dedication.

Each December we usually begin our sidewalk snow removal program. Part of our \$15 annual dues goes toward providing this service to our residents. Unfortunately we did not have enough money in the budget to make December's payment. We are in the process of negotiating services and hope to resume snow removal in January. If you haven't paid your dues through your block director for 2004, please do so as soon as possible. You can always pay for past years' unpaid dues, make advance payment for 2005 and beyond or even make more of a yearly contribution than \$15.

2004 Meetings:
 4th Monday - 7 pm

1/25: Board Meeting
 Officers and Block Directors

3/22: Annual Meeting
 All Welcome
 Roosevelt Elementary Media Center

Don't forget, your dues are tax deductible!



President

2003 Block Party Wrap Up

Thank you to **Judi Near-Hunt** who chaired this year's block party on Friday, June 13th. It was the first time in many years that we had to take advantage of the rain date! Spirits were high, and many neighbors-old and new-turned out. I would also like to extend a big thank you to those that helped Judi, including: **Nicole Cotter, Becky (Schmid) Dokho, Jeff Dokho, Catherine Ricassi Duning, Allen Liggett, Pat Dengate, Sean Collins, Katrina Collins, Darcey McLaughlin, Greg Parrish** and **Tracy Parrish**.

Please thank our sponsors: **Bourlier's Barbeque, Cordis Cardiology, Ferndale Foods, Holiday Market, Keith Weber, St. Luke's Church, Western Market** and **WOMC 104.3 FM**. Let them know how much we appreciate their contribution to our Association.

Neighborhood Historic Designation



As many of you know, the National Trust for Historic Preservation's "Main Street Center" is working with the Ferndale DDA to revitalize our downtown. I've made some inquiries into the process and qualifications of registering our neighborhood on the National Trust for Historic Preservation's National Register. It has only been a short while ago and I have not yet heard anything.

The first step would be to form a small committee and work together to complete the application. All applications are processed at the state level. Much, if not all, of the information is available online at the state's website. If you have an interest in this endeavor and would like to start up a committee of like-minded residents, please contact me.

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West Nine Mile circa 1920s

Proposals B&C -- Defeated!!

In November, residents along Lower Oakridge asked for the Association's help to defeat the proposals by the city to place two parcels of land on the north side of the street up for sale. Fearing loss of a green belt and possible development, we, of course, supported them.

Thanks to their foresight and planning, we were able to get the message out. And, I'm certain, due to our neighborhood's involvement, the two proposals were defeated! It goes to show you that when we work together, we can make great things happen (or in this case, not happen).

WPIA Home Tour

As many of you know, Pleasant Ridge holds their annual home tour each December and the Ferndale Garden Club has their annual garden walk. Perhaps there is interest in an annual or biennial WPIA home tour. Perhaps you have a home that is in beautiful original condition, is recently remodeled or you simply would like to showcase or nominate a home.

Does this sound like something our Association should do to promote its status in the community? Please contact me if this sounds like a worthwhile venture and if you have any suggestions or thoughts.

2003 Beautification Award Winner

The winners of the second annual beautification contest are The Sullivans at 607 W. Woodland. Congratulations—and great renovation!



607 W. Woodland - Before



607 W. Woodland - After

Owners: Joe & Keri Sullivan

Children: Katie Rose, 2

Pets: Gus, their chocolate lab

Years at this Residence: 4

Year House was Built: 1927

Price Paid for House in 1999: \$79,000

Style: Bungalow to Craftsman Colonial

Square Feet: 1750 before, 2610 after

No. of Rooms: 12

Bedrooms: 5

Baths: 3.5 plus 2nd floor laundry

Interesting Facts:

Joe and Keri began the renovation in 1999, the year they bought the house. They started on the first floor interior. It had been so neglected it was not liveable. It has taken them a little over four years to get to the point where they are now. It had a lot of potential and the neighborhood was great. Raised in Ferndale, their parents both live nearby. The house was perfect for them and a future family.

The only work that they did not perform themselves was drywall on the second floor and refinishing the hardwood floors. Even after all that work, Joe said he would do it again. They love old homes and the work that brings them back to life. It was fun to research the craftsmanship and apply to today's materials.

It took four 30 yard containers to clean out the house. How lucky that they came across the original blueprints when doing so!

Do You Remember...

By John Clark

- The nice Radio City Theater on the west side of Woodward just north of Nine Mile? Local organizations would sponsor children's Christmas parties there.
- The Federal department store where Old Navy now stands?
- Schmidt Hardware on the east side of Woodward just north of Nine Mile?
- There used to be two, or was it three, "Five and Dime" stores along West Nine Mile too. I remember when F & M opened their first little store west of Woodward on the south side of Nine Mile. It is sad now to see their demise, but many other competitors have risen to challenge their pioneering effort.
- The old city hall on the northwest corner of Woodward and Eight Mile? The "new" city hall and library were a nice improvement.
- The Rialto Restaurant on Woodward just south of Nine Mile? We had many, many family meals there over the years. Now it's Dino's.
- The Grand Trunk Railroad ran commuter trains that ran from Pontiac to Detroit, with a Ferndale stop? The last steam locomotive on the GTRR ran in 1960. I remember going to see it because I'm a train buff.
- The Eastwood or Walled Lake Amusement Parks, with roller coasters? Or taking a cool, restful cruise on a 1902 steamer to Bob Lo Island? Ah, there were some good times when we were young.

The building of the Twelve Town Drain system in the 1950s or 1960s was also a big event. We along Pinecrest were at a higher elevation, but the homes along Livernois were often flooded in heavy rains. The drain system helped solve that problem. Now increased development has made it necessary to further expand the drains.

The biggest change I think I have seen in Ferndale is the population shrinkage. It's bad for the tax base, but good for reducing congestion. Every time I have to drive north on I-75 during rush hour, I'm thankful I don't have to do it every day!



667 W. Maplehurst

At our 2003 Annual Meeting in March, Mr. John Clark offered his house as the next home profile. He also provided some historical memories of Ferndale. Enjoy!

Owner: John Clark

Style: Spanish-style Ranch

Square Feet: 1649

No. of Rooms: 7

11'4" living room ceiling

Years at this Residence: 49

Bedrooms: 2

Year House was Built: 1922

Baths: 1

Price Paid for House in 1954: \$12,800

Interesting Facts:

People either love the house or hate it. Newspapers and magazines with articles about returning WW I veterans were found in the attic.

The addition we put on in 1961 doubled the kitchen size and added a sun room on the Pinecrest side of the house. It is identified by the marine plywood siding, in contrast to the stucco of the original structure. New roof and chimney repair in 2002.

We have spent most of our adult life here and have seen many neighbors come and go. My wife, Maryellen, died in February 2001, so I live alone now. The original homeowners of the neighborhood in the 1920s and 1930s were passing on, and we were the "second wave" in 1954. Now the third and fourth waves of younger families are moving in. It has been fun to be a part of the cycling of the generations.

Occasionally someone knocks on the door or leaves a note asking if the house is for sale.

Living in Ferndale

By John Clark

We moved here in 1954. Among my memories:

- Widening of Pinecrest in the 1950s. The city proposed widening Pinecrest from two to four, as it was south of Nine Mile. We neighbors protested and finally got a compromise to three lanes, as it is today. When the I-696 expressway was finished, Pleasant Ridge insisted, successfully against much opposition from Ferndale and Oak Park, that Pinecrest be dead ended at their north city limit. Pinecrest used to go through and connect with northbound Woodward. Rush hours cut through traffic was very heavy. I am forever grateful to Pleasant Ridge for their stand. They did more to improve my quality of life than the Ferndale administration, who never could see beyond moving traffic.
- In the 1950s and 1960s businesses along the west side of Woodward wanted to acquire lots in our subdivision for parking. The WPIA successfully fought it for a time at considerable expense, I guess for fear of breaching the deed restrictions in the sub. However, more recently the businesses such as Wetmore's and the former Higgins Pontiac dealership have been allowed to acquire lots in the sub for parking. I guess we felt it more important to help them stay viable, tax paying businesses.
- School busing in the 1960s and 1970s was also a hugely controversial issue in Ferndale. The Feds decided to make an example of Ferndale because our Grant School was all black. They proposed an integration plan involving lots of busing, including even cross district busing, and at one time even allowing students from Detroit into Ferndale schools. Ferndale spent years and lots of money fighting in courts, ultimately losing and accepting a Federal Court integration order. Busing from Detroit became part of a larger national issue and was finally dropped, however.
- Of course the enrollment has dropped greatly since we moved here in 1954. Now our problem is living with reduced state funding. Unregulated suburban sprawl has been almost unbelievable since I-75 and I-96 were built.



Wetmore's Packard Dealership & Service - 1938



homestead

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Visit our website at <http://members.aol.com/wpiaferndale>

Annual Meeting Reminder - Mon. March 22nd

Roosevelt Elementary's Media Center - 7:00 pm

Special Guest Speaker: **Heather Carmona, Executive Director of the Woodward Avenue Action Association** (www.woodwardavenue.org)

We look forward to seeing you there!

President's Corner

I am happy to report that we have finally entered into an agreement with another snow removal contractor. What follows is a brief synopsis of what has transpired in terms of providing our neighborhood with continued snow removal services.

Unfortunately, negotiations broke down with our previous contractor, Jack Aldred, in December. He and his family have provided more than 50 years of service to our Association and we truly appreciated them being there for us all these years.

Since that time, we have investigated several alternatives. First, was **Sean Collins**, Treasurer Katrina Collins' son, who wanted to do the job for us. Even though it was a large undertaking and he/we fully understood the significance of his services, obtaining insurance was an issue and we had to look elsewhere.

We spent a few weeks—and countless hours—analyzing the logistics of providing our own snow removal services: from purchasing our own equipment to securing our own list of volunteers to providing our own insurance coverage. Just when we thought that was the direction we were heading, I received a call from Lower Lewiston block director, **Heather Kolwich**. She indicated that one of her neighbor's grown sons may want to do the job for us on the side.

It turned out that insurance was also an issue for him but he said his employer might be interested. Greenscapes, Inc. is a commercial landscaping firm located in Franklin, Michigan. Our contract stipulates that they will come out after 2" of snowfall from December 1 through March 31st. We will pay them \$1,000 per month for those four months.

The difference that we may notice is that they work round-the-clock. In the past, Jack usually did our snow removal during the day. It is quite possible that you may hear their equipment (4-wheel ATVs with a plow) going down our sidewalks at 3:00 in the morning.

It took countless hours of discussion with all the board members to be able provide this service to our neighbors. Please let your block director know how much you appreciate everything that he or she does for the Association! Let me be the first to say **THANK YOU BLOCK DIRECTORS!** They are a great group of people to work with.

I would like to thank you for your patience and continued support. It was the consensus of the block directors to continue to provide snow removal services to the neighborhood. However, in order continue to pay for this service, we must have stronger dues participation. Also, please remember that snow removal is not the only thing that is funded by dues. We also provide an annual beautification award, luminaries to all residents, a block sale every 18 months and an annual block party.

This is all factored into the small amount of \$15 annually. Please drop off your payment for dues to your block director if you haven't already done so.

I would also like to extend a very special thank you to Lewiston resident **Richard Sweet** and his son, **Kevin Sweet**, for the referral to Greenscapes, Inc!

President

homestead

Officers

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 Allen Liggett 390 W. Maplehurst . . 541-0494 aliggettjr@comcast.net
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 156-490 Even Anne Williamson 414 W. Lewiston . . . 542-3895 . . . gwilliamson@ameritech.net
 Heather Kolwich 372 W. Lewiston . . . 545-9140 . . . heatherkolwich@yahoo.com

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

FYI: Neighborhood House Count

Upper Oakridge 32	Upper Maplehurst 40
Lower Oakridge 20	Lower Maplehurst 48
Upper Drayton 40	
Lower Drayton 37	Lower Maplehurst 48
Upper Woodland 40	Lower Lewiston
Lower Woodland 43	(north side only) 27
	Total Households in WPIA 327

WPIA Website: www.wpiafermdale.org

President's Corner

Happy 80th Birthday WPIA!

The Woodland Park Improvement Association was formed in 1924 to protect the neighborhood against condemnation and rezoning problems, which arose from the widening of Woodward Avenue. The association was incorporated in 1946.

The organization has been active and aggressive in maintaining the character of the neighborhood, housing issues, zoning issues, physical improvements to the neighborhood. Since 1953 the association has provided snow removal service for its residents.

The continuation of these efforts—and others—depend on the willingness of its residents to become actively involved.



Karen Breen-Bondie
President

Block Party Cancelled

I am disappointed to report that the block party is cancelled this summer.

I asked the block directors to send out their feelers for a chairperson, however, none was found for the June 10th date. If you are interested in chairing or co-

chairing next year or have any questions, please contact any officer or your block director.

New WPIA Website

The website is undergoing changes and we have obtained a new domain name. Go to www.wpiafermdale.org.



There will be a WPIA community forum where you can post questions, notifications and discuss what is going on in our great neighborhood. We hope you enjoy the new look and features!

2nd VP Needed

Anne Williamson will soon be moving and that means we need to find a 2nd Vice President. If you are interested in overseeing the Beautification Committee and Beautification Award, please call Karen Breen-Bondie at 248.399.2607.

Treasurer's Report

by Katrina Collins

As of April 30th, our account balance is \$1,911.82. We have collected from 73% of the association:

Upper Oakridge	58%	Lower Oakridge	35%
Upper Drayton	85%	Lower Drayton	70%
Upper Woodland	70%	Lower Woodland	74%
Upper Maplehurst	93%	Lower Maplehurst	65%
Lower Lewiston	37%		

It's never too late to pay your dues or get caught up on previous years' dues. If you want to show your support, especially of the new Woodland Park garden plan, your dues will do their part toward this end.

Block Sale

by Carol Frederick

It's time again to think about clearing out those household items you no longer care to own and earn a little spending money at the same time!

The next Association Block Sale is scheduled for Saturday August 28th and Sunday August 29th. The advertising fee to partake in the event is a bargain once again, and for just \$7.00/household we will place our ad in as many local papers as we can afford. Payments can be dropped off with your block director or to me at 640 W. Woodland, 248-547-9389. Also, please expect that friendly visit from your block director asking for your approval and signature for the city petitions. "Happy Sales to You..."

The cost of reproducing this newsletter is underwritten by:



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2002 Beautification Award Winner - REVISITED 331 W. Drayton

I previously neglected to include details regarding the home of our first Beautification Award winners. My apologies!

Style: Brick Bungalow

Owners: Neil Wilson & Al Tetkowski

Children: None

Pets: None

Years at this Residence: 5

Year House was Built: 1928

Price Paid for House in 1999: \$ 187,500

Square Feet: 1450

No. of Rooms: 7

Bedrooms: 3

Baths: 1.5

Interesting Facts:

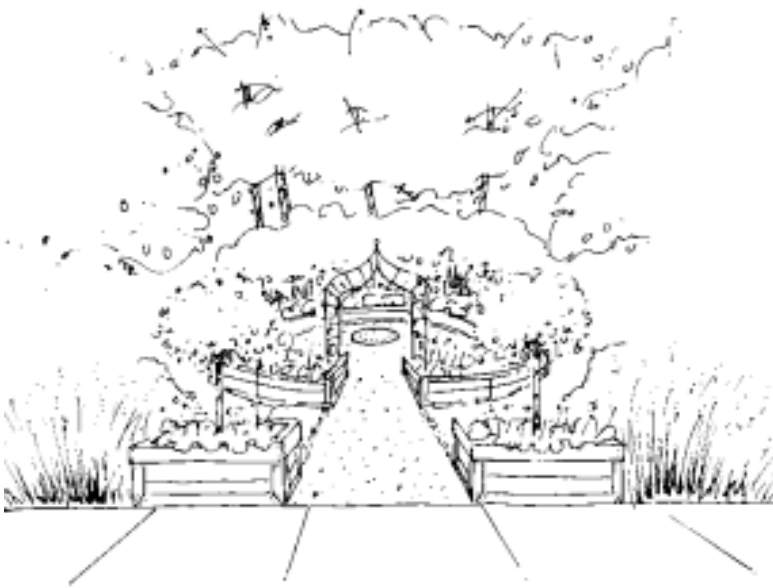
Neil is a life-long Ferndale resident. He went to school at St. James, Taft Elementary, Lincoln Junior High and graduated from Ferndale High in 1978.

He was renting and had been looking for a house in Ferndale for about two years before he came across this house. Neil told the real estate broker exactly what he was looking for and received a call late one night. The broker told him, "You have got to see this house, I think it's the one!" When they arrived at the house, there were only three lights in the house that worked. They actually toured the house with a flashlight! As soon as he saw the house, Neil knew that this was the one!

The broker gave him a tip of attaching a note to the offer letter explaining that he was a life-long Ferndale resident and such. As it turned out, the woman that owned the house has passed away and her daughters were handling the estate. They read the letter and recognized Neil's name because one of the daughters was good friends with his sister in high school. They accepted the offer immediately and Neil and Al are now the third owners of this beautiful house!

During their renovation, they came across some motivation snippets and prayers taped to the inside of one of the kitchen cabinets that are still posted as a remembrance to Mrs. Cratty, the previous owner. Something that needed to be done right away was to repaint the entire house and remove the dated carpeting. Underneath the carpeting, they were thrilled to find beautiful oak wood floors that had never been touched. The floors were sanded ; they are beautiful!

What was most enjoyable about renovating the house was trimming the trees and bushes and opening the beauty of the house to the street. Much of the greenery was overgrown when they took possession of the house.



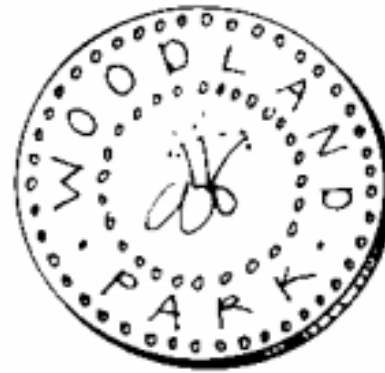
2003 Beautification Award Presentation

607 W. Woodland

Woodland Park (Formerly Proposals B & C in last November's Election)



L to R: 2nd VP and Beautification Chairperson Anne Williamson, Joe Sullivan, Keri Sullivan, Katie Sullivan, Bill Frederick and Carol Frederick.



Formal Garden Medallion

Created by hand by students to act as the center piece for the formal garden of raised planters and trellises.

Hopefully by now many of you have signed the petition that your block director has come around with. The committee consists of **Lori Kodan**, chairperson; **Andrea Townsend**; **Debby Hill** and **Scott Sobolewski**. They have been meeting on a semi-regular basis in order to plan the layout of the park; they also designated the park name as "Woodland Park," in honor of our neighborhood association. Even though the plan is in its infancy stage, they have worked together wonderfully!

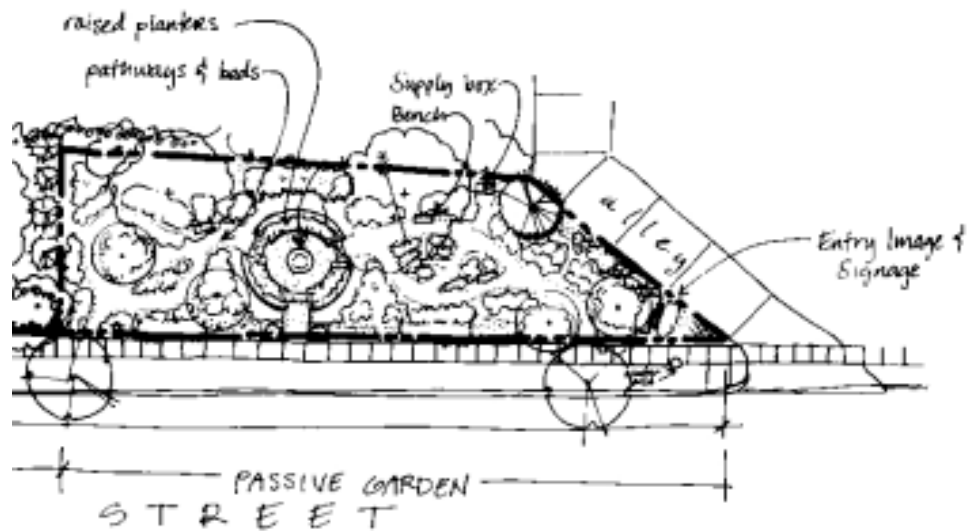
Surrounding this story are details of the design. We owe a huge debt of gratitude to **Stacey Tobar**, landscape architect and Ferndale resident. She agreed to work with us *pro bono* to develop a design. I'm sure you'll agree that her whimsical design is extremely attractive. Stacey is the landscape architect that designed the proposed 9 Mile/Woodward Median

(www.detnews.com/2004/nnroy/aloak/0402/12/y04-59664.htm)

Stacey has also incorporated our city flower, the zinnia, into the plans.



— Park ENTRY IMAGE as viewed from Woodward Ave. —



Some of the park highlights:

- An active play area (west property) and passive garden (east property)
- Rock garden and signage at entrance
- Meandering pathways
- Raised planters incorporating teaching gardens; garden areas for the senses: touch, smell and feel
- Seating and a supply box for gardening volunteers

The first order of business is to approach the city council requesting official city park designation. Please join us on **Monday, June 28th at 7:30 p.m. at Ferndale City Hall** in support of this proposal. It would be great to have a room full of residents so we can truly show how involved we are and how much we will appreciate a park designation. The committee is scheduled to be on the agenda.



Combine existing boulders with an evergreen, ornamental grasses, and shrubs side in screening alley.

Then, optimistically, the work begins! The committee will be actively seeking volunteers to join in on the camaraderie. The committee will also be developing a timeline and funding plan.



Lower Oakridge neighbors and the Woodland Park Committee (from l to r): Deanna Simmons, Dustin Gillispie, Benjamin Simmons, Lori Kodan, Brian Simmons, Stacey Tobar, Scott Sobolewski, Andrea Townsend and Debby Hill.



Landscape Architect Stacey Tobar unfurling the park drawings.

homestead

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View/print color versions of newsletters and archives at:

WPIA Website: www.wpiaferndale.org

Article contributions are welcome. Send to kbreenbo@comcast.net

President's Corner

As we enter our 81st year, I'd like to wish you a happy holiday season. Welcome, new residents, to the neighborhood!

For more than 50 years, our organization has provided sidewalk snow plowing services to its residents. This service currently costs \$4,000 per season. This is the second year with a new contractor and our contract stipulates that snow plowing will commence when 2 inches or more snow falls.

Won't you help us keep this tradition going for all our neighbors by contributing your dues this year? We would like to implement many things to keep our neighborhood vibrant, including the park plan on W. Oakridge and depend on your contributions to do so.

Here's our historical timeline:

1924 WPIA formed
 1946 WPIA incorporated
 1953 Snow plowing services commenced

PLEASE NOTE: If you have any sidewalk ornamentation that can be removed during the winter months, it is suggested you do so and replace it in the spring so it does not get damaged during the snow removal season.

WPIA Website

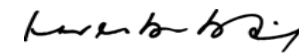


www.wpiaferndale.org

Please view our new website addition. In the "Forum" section, we have added a section where you can post and view contractor referrals and recommendations. Thanks to Bill Frederick for the great suggestion!

2nd VP and W. Lewiston Block Director Needed

We have two board openings that need to be filled ASAP. If you are interested in overseeing the Beautification Committee and Beautification Award, and/or live on Lewiston and want to help out, please call.



Karen Breen-Bondie
 President

Annual Meeting: Monday, 3/21
 Roosevelt Elementary 7pm

Treasurer's Report

No formal report from our Treasurer, Katrina Collins at printing time; however, I know that we are dangerously close to not being able to make our January payment. Please pay your dues when your block director comes around or sends you a note or drop off your payment (only \$15) to your block director (see last page).

A First for the Garage Sale

By Carol Frederick

"Rain Rain Go Away", was spoken by participating garage sale residents the days before and morning of our scheduled August weekend. But not everyone's spirits were dampened. And even though the weather did not fully cooperate, many residents proceeded with their sale, while the remaining gambled for better weather on the rain date weekend and won. This was the first Woodland Park Improvement Association garage sale where we had to use our rain date weekend.

Katrina and I would like to thank all who participated for making the event a success. We look forward to holding our next sale. Look for your flyer in the spring of 2006!



322 W. Maplehurst

Owners: Tom and Peggy Binkowski
Children: 3 grown boys; 4 grandchildren + 1 on way
Pets: 1 cat, Jujube
Years at this Residence: 17
Year House was Built: 1927
Price Paid for House in 1987: \$72,000
Interesting Facts:

Tom and Peggy moved to Ferndale from Detroit in October of 1987. In 1999, Tom and two sons worked each Sunday for three years to complete a large family room addition with a fireplace. Tom and Peggy have many charming antiques and knickknacks throughout their home. Her favorite antique haunt is the Ann Arbor Antiques Market. There are vintage glass

SEEING DOUBLE?

Actually, no. But isn't it intriguing that in our beautiful neighborhood there actually are some homes that are alike? This house and the house on the facing page are the twins that we are featuring in this issue. We'd like to feature more (yes, there are more!) so watch future newsletters.

Style: Tudor
Square Feet: 2047
No. of Rooms: 9
Bedrooms: 3
Baths: 1.5

canisters, metal and tin signs, a Hoosier cabinet, an ice chest, library card catalogs, antique linens and many other delicate touches. Thank you, Tom and Peggy, for sharing!



Tom and Peggy's Family Room Addition



291 W. Drayton

Owners: Mark and Brandi Ernst
Children: 1 boy, William Joseph, 2 weeks old
Pets: 1 dog, Bock, a Basenji
Years at this Residence: 1 year in February
Year House was Built: 1926
Price Paid for House in 2004: Approximately \$270,000

Style: Tudor
Square Feet: 1700
No. of Rooms: 9
Bedrooms: 3
Baths: 1.5

Interesting Facts:

Previous owners updated the kitchen and half bath. A Florida room was added 30 years ago. When the Ernsts renovated their full bath, they discovered newsprint from the 1930s used as insulation. Their basement also has a water closet with a toilet in it, no sink. Congratulations on birth of your son and welcome to the neighborhood!