

WOODLAND DRIVES

A S S O C I A T I O N , I N C.

July, 2011 Issue

Board of Directors (Titled Officers)

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Association Webpage: www.wooddrives.com (greatly revised with updates and new features! Please check it out and give us feedback!)

DUES REMINDER

Please support your Association by paying your dues.

You may pay the dues by mail.

Calendar of Events

Growers Market—every Thursday, from 3-dusk in the Moon's parking lot shaded by trees.

And the Survey Said!

by Mary Frederick, Circle Drive

The results are in! We still have some data crunching to do (which Richard Hopkins on Camellia has offered his crunching expertise) but the FSU Community Development class, headed up by Dr. Andrew Aurand of the Department of Urban and Regional Planning, did a wonderful job of surveying and reporting the survey results. What I liked particularly about the survey results is the class wove U.S. Census findings into it, making it even more useful.

Out of approximately 450 households, 112 returned a survey—constituting a response rate of around 25%. I'm no statistician but I think that's a very good response rate. That being said, the following results are based on responses. In other words, the survey results shouldn't be considered a hard and true representation of the neighborhood.

I could write a book about the results (and you can view the class's formal reports in their entirety on our website--www.wooddrives.com). But I thought I'd share some of the highlights here:

Real Estate Trends

- Turnover in the neighborhood has remained fairly low and stable over the past two decades, although our survey indicates a possible recent decline. In 1990, 33.3% of householders had lived in the same house for over twenty years (U.S. Census Bureau, 1990). In 2000, 39.3% of householders had lived in the same house for over twenty years (U.S. Census Bureau, 2000). However, in 2011, only 29.1% of our respondents had lived in the same house for over twenty years.
- 83.8% of respondents expressed that they had no plans to move. This low rate of residential mobility may indicate strong social ties within the neighborhood.
- Rental units in Woodland Drives have increased as proportion of occupied houses. In 2000, 12.2% of householders rented their homes, up from 4.3% in 1990 (U.S. Census Bureau, 1990, 2000).

Neighborhood Awareness

The survey indicates a very high level of awareness of the neighborhood association.

- 27.5% of the neighborhood's households paid dues in 2010; Interestingly, 75.9% of the neighborhood survey respondents were dues-paying members.

- When residents were asked how well they knew their neighbors, 61.1% chose “moderately well” and 20.4% chose “very well”
- An impressive 91.7% of respondents reported that they read the neighborhood newsletter. This includes 97.6% of dues-paying members and 73.1% of the non dues-paying members.
- Priorities: Neighbors ranked Crime Prevention by a wide margin, followed by beautification, Lafayette St. revitalization and sidewalks.

Aging

- 31.4% of residents were over the age of 65 in 1990, compared with 31.0% in 2000, and 32.9% in 2011 (U.S. Census Bureau, 1990, 2000).
- Meanwhile, the proportion of children in the neighborhood appears to have increased substantially. No children under five years-old were documented in the 2000 Census, but our recent survey found that 6.3% of the population consists of children under five.

Safety

- 50.9% characterized their neighborhood overall as “somewhat safe” while another 31.8% found it to be “safe.” 9.1% found it to be “neither safe nor unsafe” and another 8.2% found it to be “somewhat unsafe.” No respondent characterized our neighborhood as “not safe.”

This is just a tip of the survey’s iceberg—lots more info is on our website. I’d like to thank all the people who responded to the survey, Dr. Aurand and his class for doing a great job, and neighbor and board representative Mia Shargel for heading up this important project.

Spring Picnic was a HUGE Success!

by Mary Frederick, Circle Drive

We had the best ever turnout for the picnic this year! The weather was fabulous and the food, well, it was all eaten up so you know it was great! Thanks for all who came and those who brought those great dishes and deserts. The picnic is certainly a group effort, with many members of the board chipping in to ensure a great time: Tom Walden, Tom Berger, Greg

Youchock, Jennifer Vrynios, Dan McKeague, Zach Teders, Rob Borger and Sue Newman. The catered food came from The Wharf Express on Magnolia Drive and from Sonny’s.

We also thank Rob & Elizabeth Borger and Randy Earnest & Irene Padavic who generously give us access to their electricity. And Gracie Boggs who helped me with the doorprizes.

And I would be remiss if I didn’t put a big plug in for our door-prize sponsors:

- Crispers
- Genghis Grill
- Tallahassee Trust for Historic Preservation
- Chili's
- The Wharf Express
- P3 Automotive
- Essence of India
- Sahara Greek & Lebanese Cafe
- Olive Garden

Please thank them for their generous support!

Beautification Doings

by Rob Borger, Maple Drive

Along with the dry, hot, early summer weather, the Beautification Committee has slowed down our planning and gardening events. Some of the projects started during the spring are still progressing nicely. The triangle green spaces at the intersection of Limbo Lane and Old Fort Drive are getting a complete makeover. Originally the plan was to spruce up these neglected areas with new greenery. But with the help of the Tallahassee Public Works Dept. and Tallahassee Friends of Our Parks, we have been able to do much more.

New curbs have been constructed which better defines the triangles as well as lessening the erosion during the heavy summer rains. The old tree stumps and straggly vegetation will be taken out and new soil will be added. When the cooler weather comes in the fall we will begin adding new plants culled from the gardens of two of our committee members Lagran Saunders and Susanne Hunt.

During dry spells we ask neighbors who live near the plantings next to the Woodland Drives signs to water them.

Editor’s Added Notes: Rob Borger has volunteered to water the memorial trees in Old Fort Park. Julie

& Scott Carswell have adopted the plantings at the sign on North Seminole. A huge thank you to these folks! We need volunteers to keep the following areas watered:

Magnolia & Seminole sign plantings
Magnolia & Circle sign plantings

All that would be involved is a couple of gallon jugs (milk or OJ containers would work great) filled with water and poured on the plants during dry spells. If you have extra jugs, you may drop them off at Mary Frederick's house at 805 Circle Dr. You may leave them by their trashcans. You may email her marycfrederick@aol.com if you want to volunteer to water.

Old Fort Park will soon have a new doggie stand for poop bags. These new bags will be biodegradable. Many thanks to Martha Weinstein for the suggestion and who will take charge of keeping the bags stocked. The current holder will be moved to Chapman Pond. Perhaps the Canada geese will pick up after themselves.

Palms of Magnolia

by Mia Shargel, Seminole Drive

The fading Palms of Magnolia Apartments has been purchased by a new property management company, Aspen Square (www.aspensquare.com/) and has been renamed Tally Square. According to an interview with the new property manager Erica Herald by our student neighborhood surveyors this spring, "significant changes" will be made to the complex; rents are being "raised significantly" and significant investments in remodeling and upgrading the apartments both inside and out, as well as new landscaping and renovations to the pool are underway. Our business neighbors along Lafayette and Magnolia indicate that changes in problematic interaction with residents with the business areas are already visibly improved. Apparently there has been immediate attention to the credentials of renters including a credit and background check.

Aspen Square specializes in (but is not limited to) student apartments, and presumably many of its new residents will be students, a boon to fast food establishments along Lafayette and a driving force toward the kinds of sidewalk coffee shops and other neighborhood pedestrian venues that we have wished for. The Woodland Drives Lafayette Street

initiative hopes to establish friendly and supportive interactions with their management and our new neighbors and to involve them in the development of the Lafayette Street area. For specific information about Aspen's intentions for Tally Square, check this part of their website:

<http://www.aspensquare.com/florida/tallahassee/tally-square>.

Short & Sweet

Old Fort Park now Boasts a Water Fountain—

Neighbor Kevin Sossong saw the need for a water fountain in Old Fort Park—not only for humans but for pets too! So he called the City to inquire about how to get one installed and sent our president a proposal which she shared with the board. The board approved the proposal and voila! We have a water fountain for much-needed respite for Old Fort Park visitors. Our thanks go out to Kevin who saw a need and acted on it!

Free Neighborhood Email Updates—Are you on the Woodland Drives email list? We already have 325 of your neighbors signed up for this service. You'll get regular (2-4 times per month) emails about goings-on around the area. We never share the email addresses. Just shoot an email to maryCfrederick@aol.com (don't forget the C!) and ask to be added.

Recycling Program Expanded—Yaaay! Starting now, all plastic containers that are 3 gallons or less — including yogurt cups, plastic caps and lids and butter tubs — can be tossed into the recycling bin along with glass, aluminum cans and cardboard. The only plastics not being recycled are black plastics, such as the kind used to hold plants, plastic bags and containers that have held automotive fluid, pesticides or other hazardous materials, officials said.

FAMU Way Update—Plans are in the works to expand FAMU Way in the next five years to connect to Jackson Bluff. Some neighbors wonder why we are keeping an eye on FAMU Way's expansion and redesign. Since FAMU Way becomes Oakland on its east side, we're concerned about the traffic impact of this possible cross-town throughway on both our neighborhood and Myers Park's. We have been assured from planners that FAMU Way will remain two-lane with lots of traffic circles and on-street parking to slow traffic. Traffic planners are well

aware of our concerns and have offered remediation options if necessary.

Thank you to the Lafayette Street Clean-up

Team! Board member Greg Youchock heads up a team of neighborhood volunteers each month to pick up trash along Lafayette Street. If you're interested in helping (a great opportunity for students looking for service hours), please contact him at gangreen57@comcast.net.

Cascade Park work is progressing!

by Zachary Teders, Country Club Drive

This past May saw the reopening of our direct Downtown connection as Gaines Street from Suwannee to Meridian Streets was temporarily reopened. This connection is anticipated to remain in place through January of 2012 while work continues on the Franklin Boulevard and Lafayette Street intersection reconstruction and storm water improvements. Also in May, Myers Park Drive was reopened at the railroad crossing with an improved and safer sidewalk connection across the tracks as well as along the Department of Transportation's parking lot. This was accompanied with a rebuilt parking lot to be used for the Korean War Memorial, FDOT, and Cascade Park proper on the south side of Myers Park Drive. This parking lot was partially constructed with impervious bricks to diminish the amount of street runoff. The majority of the work for the Suwannee Street extension south to Gadsden Avenue has been completed, but the road remains closed at this time as final touches demand. Please keep in mind that the overall park project is foremost a storm water improvement project to help with flooding and runoff of Franklin Boulevard and Downtown. As such, when it is completed the area will look sparse of trees for some time and the property will be designed to flood during heavy storms, resulting in much of what is built to be covered with water, including sidewalks, seating areas, and retaining walls. Lastly, concept discussions with the public and the city have begun regarding the new pedestrian bridge over South Monroe Street beside the railroad bridge. This bridge is intended to connect the new park with planned trails to FAMU, FSU, and eventually connect to the St Marks Trail.

Crime Statistics for the Woodland Drives area (April-June 2011)

Inside the neighborhood itself:

- 1 grand theft auto on Seminole Drive (Reminder: when at home, please lock your car doors!)
- 1 fraud at the Old Fort Park
- 2 Loud noise/music: Seminole and on Hemlock
- 2 residential burglaries: Country Club Drive and South Magnolia
- 1 Aggravated assault on South Magnolia
- 1 disorderly conduct on South Magnolia
- 3 crashes without injuries: Holland and Lafayette, Myers Park and Lafayette, Myers Park and Circle

On the periphery:

On Magnolia:

- 5 accidents without injuries
- 4 disorderly conduct citations
- 1 battery
- 2 auto burglaries
- 1 drug violation
- 2 loud noise/music violations

On Lafayette:

- 2 drug violations
- 3 auto burglaries
- 2 fraud
- 1 commercial burglary

Safety tip: Please be very careful whom you hire to do odd jobs. Please use extreme caution when engaging/hiring these types of individuals. For a few years now, Homer Williams, a homeless man with a violent criminal background has been hanging around and asking neighbors for odd jobs. He has made some semi-aggressive verbal threats to folks and has been banned by Bill's Mini Market for his bizarre behavior. He was released from Leon County Jail on March 30 and has been seen in our neighborhood.

His incarceration records can be accessed at:

Leon County information:

http://lcs.leonfl.org/jailinfo/inmate_detail.asp?spn=310

Florida Department of Corrections:

<http://www.dc.state.fl.us/InmateReleases/detail.asp?Bookmark=1&From=list&SessionID=443114721>

Don't provide easy opportunity for crime of your property. Theft of items from carports, yards and unlocked cars have already begun in nearby

neighborhoods. With summer activities underway we often get lax at locking our cars, closing garage doors, and putting bikes and yard equipment out of view. Anything visible from the street can easily and quickly be stolen. Often thieves observe an area prior to committing a crime, so let's help our neighbors by observing unfamiliar people walking, biking and driving through the neighborhood.

CrimeWatch works! An Indianhead-area burglar was found guilty recently and the prosecuting attorney said he will almost undoubtedly get the mandatory maximum penalty since this was his third conviction. He would have never been caught had it not been for a neighbor who noticed an out-of-the-ordinary car outside the victim's home and took a picture of the burglar's license plate. The picture led to an arrest.

Local Businesses highlighted in this issue

Good Friends Fitness & Kwik Kutz Barber Shop
By Tom Taylor, Myers Park Drive

I recently spent a month shaping up at *Good Friends Fitness*, 1391 E. Lafayette St (850)270-9791. This is a great facility and team. I bicycled there 4-5 days a week for spinning and exercise classes. You can try out classes free and their rates are reasonable. Check out their schedule and specials at <http://www.goodfriendsfitness.com>.

My first visit to *Kwik Kutz Barber Shop* 922 Lafayette St. Suite A (251-1757) reminded me of my childhood. In those days I would go with my Dad to Shifty's and everyone would be listening to the baseball game on the radio and talking about sports and politics. At *Kwik Kutz* the radio has been replaced by big screen TVs but it is still a place to go to get more than just a haircut.

Essence of India

By Katya Taylor, Myers Park Drive

What makes me return again and again to a restaurant? The quality of food, of course, but also as important, the ambiance. I like a place that's peaceful enough for good dinner conversation to unfold, where the light is calming and intimate, and the surroundings aesthetically uplifting. *Essence of India*, right in our neighborhood behind the *Olive Garden*, is just such a restaurant. It is a favorite place to take our out of town guests or our daughter

when she's home from college. (I also enjoy meeting a girlfriend or two for a special meal.)

I personally love ordering mango lassi (a cool refreshing drink), the shrimp or cheese cube korma, their delicious samosas and naan. I appreciate the goodly number of vegetarian dishes one can choose from. (This is not true of all quality restaurants.) The menu is extensive, and from what I understand about Indian food, authentic, and the prices reasonable. There one can linger and feel welcomed (but not intruded upon) by the wait staff. You never leave hungry, and you're always happy to return for another feast, another evening of pleasurable dining. If you haven't tried *Essence of India*, you are in for a treat! If you have, you could have written this review yourself!!

The Wharf Express

By Tomas Berger, Camellia Drive

The *Wharf Express* on Magnolia Drive, has been catering our last 3 picnics, and, considering that there were no leftovers, I think it safe to say folks really like their food. The owner/manager Joey Constanzo makes sure to get our orders right every time. If you want high quality seafood, this is the place for you. I really enjoy their broiled grouper. If they have red snapper, you must try it: it is fantastic! I strongly recommend getting their salad-it is among the best in town. They also serve fried chicken strips (we ordered some for the last picnic, yummy) and hamburgers. They also have excellent shellfish (shrimp, scallops, etc) but I am allergic to them, so you'd have to ask my partner how they taste. I can say that there are none left when he's done. Seafood is a healthy source of protein and omega oils. You don't have to go down to the coast or out of our neighborhood to get high quality, fresh seafood.

So if these appeal to you, consider walking, riding or driving to your local businesses and help them become a vibrant part of our community. We have already lost a great little bookstore and a music store. With our support we can build a better neighborhood and fill the vacant storefronts with services that will make our lives more enjoyable.

If you are interested in writing a review, please submit it to tgberger@gmail.com. Please note that the submissions may be edited for length or clarity.

The folks who paid their dues for 2011 as of July 4th, 2011 are listed below. Thank You! Report errors or omissions to Tom Berger at tgberger@gmail.com

Bailey, Bill & Marcil, Margie
Bechard, Bruce
Berger Tom & Gaunt, Jim
Blake Ann & Mac Donald Ian
Blessing, Harold
Borger, Rob & Elizabeth
Bosenberg, Helen
Brunck Richard & Round Kim
Carswell, Scott & Julie
Castleberry, Brett & Ronda
Childs, David & Leslie
Clark, Ron & Erica
Congdon, Lee/Sawyer, Pam
Conner, Steve & Kelly
Cope, Robyn & Chams, Tarek
Dawson, George & Joel
English, Bill & Norma
Everhart, Harry
Fraser, John & Kathi
Frederick, Mary/Hilburn, Rick
Fulghum, Sara & Rollen, Robert
Gavalas, Nic & Janet
Gibson, Beverly
Gowdy, Chris
Grey, Keith & Wendy
Hamby, Barbara/Kirby, David
Hamby, Quincie/Gwynn, Bill
Hammond, Gerry
Harrington, Joanne

Hartsfield, Bert
Haugdahl, Eric & Mel
Headley Perdue, Kirk
Hoffman, Carrie
Hoffman, Mary Anne
Hopkins, Richard/Muenchow, Gayle
Hunt, H. Susanne
Ickler, Kory
Ingley, Lucy
Jones, Tom & Marge
Jorgenson, Barbara/Dempsey, Robert
Kaczorowski, Paul & Rennie
Kairis, Ruth
Krivit, Nancy & Michael Haas
Lee, James & Brenda
Lee, Joon
Lindgren, Gerland & Susan
McElroy, Charles
McGhin, Joyce & McGhin, Timothy
McGriff, Carolyn
Mellon, Ed & Dianne
Mendelson, Lillian
Novey, Jerome & Joanna
O'Farrell, John & Elizabeth
Oxendine, Charles & Barbara
Peabody, Maye
Perkins, Stephanie
Range, Tom
Rhodes, David & Jessica
Rosenau, Jack

Rule, Marsha
Saunders, Lagran/Baldwin, Ben
Shargel, Mia & Manny
Sigler, Jack & Godfrey, Ruth
Smith, Margery & Paul
Sossong, Kevin & Blessing, Susan
Southworth, Jorge/Hoagland, Barbara
Stansell, Barbara
Straub, Joe
Sullivan, John
Thomas, Ronald & Alatia
Thomas, Ronald Jr.
Tolley, Len & Nora
Tomlinson, Carl
Turner, Ralph
Vrynios, Jennifer & Pete
Walden, Tom
Ward, Terry & Barrett, Judith
Westerfield, Theresa
Whitton, John
Wiegand, Wayne & Shirley
Wilson, Ede
Wilson, Joy
Winters, Doris
Woodsum, Barbara/Brown, Jim
Woodward Marthine & Kathryn
Youchock, Greg/Weinstein, Martha
Zutell, Thomas

If you have paid your 2011 dues, Thank You!

To pay your 2011 annual neighborhood association dues, please fill in this coupon, and mail it to Tom Berger, 1202 Camellia Drive, Tallahassee, FL 32301.

Name(s): _____

Address: _____

Phone #: _____ Email: _____

___ Dues (\$25.00 per voting member) enclosed. Make check to the **Woodland Drives Association**.

___ I am interested in being involved in the Board of Directors.

___ I am interested in being involved on a committee

(circle one: Beautification, Crime Watch, Hospitality, Communications Govt. Affairs.)